

Post_title: 63: Surfleet Seas End

ID1: 1699

comment_author: Alec Rowbottom

comment_content:

Ref: Inset Map 63 Surfleet Seas End - land on North Side of Seas End Road adjacent to number 18. I am the owner of the land in Surfleet Seas End bordering the A16 and Seas End Road. I would like to ask that a strip along the edge of the field under the words 'Glen House Farm' on the map be included within the red boundary line of the village. This is in order to allow infill in the ribbon development along Seas End Road. Currently the line is shown alongside the road. Following a discussion with Phil Norman at the Surfleet presentation of the Local Plan, he advised that should I consider that housing was a possibility in the future that I should ask for the red line to be moved so that a strip along the edge of the field is included in the new plan. Though Surfleet Seas End is not now grouped with the main settlement of Surfleet, this part of the village is very sustainable due to the excellent underpass linking Seas End Road with Station Road, the other side of the A16. The village shop and Post Office is only 5 minutes walk away and the local school only 15 minutes by foot. Access to centres of employment is easy via the adjacent A16. I hope you will consider my comments favourably.

Officer Comment:

This has been registered as Sur014 in the SHLAA.

The site holds less than 10 dwellings and is too small to be allocated.

Officer Recommendation:

The site should be taken forward as a Preferred Housing Site.

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ID1: 1700 comment_author: Mr P Speight

comment content:

As a long time resident of Reservoir Road and living here prior to the last developments in the late 1990s. I feel I am well able as a lay person to make comments on the effects any future housing developments will have to detriment of existing residents unless the infrastructure services supplying this road are upgraded before any proposed future development is allowed. Apart from the installation of underground electricity and BT cables no changes have been made to any other infrastructure services. Apart from a short section running approximately 300 yards east from its junction with Seas End Road, there is no main drainage sewer system. Due to the high under ground water levels (more so in winter) The drainage is inadequate using the septic tank and soak away system and this has proved to be correct on the smaller plot sizes of the last developments to the east of me. Number 76 & 78 the developers installed a soak away system that failed on both these properties have since installed water treatment systems draining into an adjacent dry dyke (foul water treated or not causes rat infestations) The road is not connected to a mains gas supply. The only options available are electric or LPG for cooking and hot water or oil & LPG for hot water and heating. The mains water supply to Reservoir Road is via a cast iron 3" outside diameter pipe which is still the original installed to supply the few farm properties and the then existing community in the Reservoir part which were originally holiday type bungalows. Since the last allowed developments the water pressure available in times of high demand is negligible. I myself have had to have a condensing boiler removed and replaced by a conventional boiler due the pressure drops and being

Officer Comment:

The local plan will be supported by an Infrastructure Delivery Plan, which will outline what is required to be provided to support development, when, and by whom. This is prepared with the assistance of the utilities and other service providers. They will have to consider whether the amount of potential infill development in Surfleet Seas End is sufficient to resolve the issues raised.

Officer Recommendation:

No change to the approach is required.

unable to maintain a supply to heat instantaneous on demand hot water from the taps. Government regulations now require condensing boilers installed in all new build properties. There are no paved footways, Just a grass verge along Reservoir Road and most of the road is without street lighting. Disabled, Elderly and mothers with young children, More so if using a pram will be put at risk with the increase volumes of traffic. The grass walking verges are uneven and unless the residents take it upon themselves to cut and maintain the grasses these verges would be overgrown as some parts are now. There are deep potholes where passing traffic has cut into the grass verges and these fill with unseen rain water in the dark. *Residents cutting and maintaining public verges is not an ideal situation which I doubt none would have the benefit of a public insurance policy to cover any mishaps or claims from the using public. There has been no public transport bus service available to residents since it ceased operating in the early 2000s . So more properties will equal more use of cars. Reservoir Road is narrow and just adequate for 2 cars to pass, North of the Ship Inn the continuing route to the A16 is mostly a single track road with limited places for 2 cars to safely pass. I note that on previous building application the applicant has stated there are public transport bus shelters on the corner of Reservoir Road and the A16 end of Station Road. These shelters are just solely pick up points for children awaiting collection by the school coach service. If taking the distance from the Ship Inn in Reservoir Road to the nearest available public transport which is on the main road adjacent to the St Laurence church, its a walking distance of 3+ miles if crossing the A16 using the foot underpass.

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ID1:

1701

comment_author: Trevor Rowbottom

comment content:

I strongly support the proposed SETTLEMENT BOUNDARY PLAN as viewed in Surfleet village hall on Tuesday 2nd February, as shown on plans No 63 and No 25 bringing the village of Surfleet together as a whole community. I have family in both halves of the village, Brothers, Cousins, nephews and nieces and we have always considered the village to be one entity. Some of my relatives living on Seas End Road are closer to the amenities than those living at the top end of Surfleet, also the village has always been administered by the one local council. I declare an interest in a site between 71 and 73 Seas End Road Surfleet listed on the South Holland Council site as SUR008. This site is within the new settlement boundary and if it were adopted would I trust be available for development. Since the housing has been allowed on the opposite side of the road the site is now an obvious infill. You have declared that there are no objections regarding the Environment/ Infrastructure/ Location/ or Transport where you have stated that the amenities can be reached by walking, cycling or by public transport. There is no flood risk on the site as shown in the accepted flood risk assessment submitted with application H17-0602-15 and the local village councillors have agreed that the site would be better developed rather than left derelict. This settlement plan if adopted would bring the whole village together and allow much needed housing in the village which you again have stated requires 135 houses over the next few years with no buildings agreed at the present time.

Officer Comment:

A number of people have responded saying that Surfleet and Surfleet Seas End are one village and should not be split into two. The comments and reasoning relating to merging Surfleet and Surfleet Seas End are accepted.

The settlement boundary and policy approach would support the principal of developing Sur008

Officer Recommendation:

Surfleet and Surfleet Seas End are merged into one settlement called Surfleet.

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ID1: 1702 comment_author: Cllr Sally Slade

comment_content:

I support the possibility of increased infilling in Surfleet Seas End and would like this to be recognised as part of Surfleet, not as a separate village. It is one parish.

Officer Comment:

A number of people have responded saying that Surfleet and Surfleet seas End are one village and should not be split into two. The comments and reasoning relating to merging Surfleet and Surfleet Seas End are accepted.

Officer Recommendation:

Surfleet and Surfleet Seas End are merged into one settlement called Surfleet.

ID1: 1703 comment_author: Longstaffs

comment_content:

We write in respect of a particular site in Seas End Road, Surfleet, which is identified as within the proposed settlement boundary of the Surfleet Seas End Inset map, and which if developed for residential use, will ensure the re-use of land that otherwise has no clear purpose and would maintain the existing linear pattern of housing along Seas End Road, which would, given the nature of surrounding development, reasonably be described as acceptable infilling.

Officer Comment:

The support for this site is welcome.

Officer Recommendation:

No change to the approach is required.

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ID1: 1704 comment_author: Matrix Planning Ltd.

comment_content:

We support the Settlement Boundary shown on Inset Map 63. The boundary now includes logical areas suitable for infill development thereby allowing for logical completion of the street scene.

Officer Comment:

The support for this site is welcome.

Officer Recommendation:

No change to the approach is required.

ID1: 1705 comment_author: Mrs A Bradbury

comment_content:

I support the proposals but would like to see Surfleet considered as one village it has always been. I was born and bred in the part now called Surfleet Seas End and feel very aggrieved that it has been split in two by the Council planners. Surfleet is one village running by the River Glen with an area called 'Surfleet Reservoir' where locks separate the fresh water from the salt water of the River Welland. It has one parish council and a school attended by all the primary school children. The facilities are shared. I have had generations of relatives live in the village, and still do, including brothers, nieces, nephews, cousins and their families, who need new properties built to enable them to remain in the village. Therefore I am in favour of the proposed plan to treat both sides of the A16 under the same building development proposals for surfleet as a whole.

Officer Comment:

A number of people have responded saying that Surfleet and Surfleet seas End are one village and should not be split into two. The comments and reasoning relating to merging Surfleet and Surfleet Seas End are accepted.

Officer Recommendation:

Surfleet and Surfleet Seas End are merged into one settlement called Surfleet.

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ID1: 1706 comment_author: Mr G Coley

comment content:

I own the car repair workshop number 43/45 Reservoir Road Surfleet Seas End, Spalding, which had a previous successful application ref : H17 /0642/95 but lapsed without any building work taking place. I have applied for planning permission a number of times since, which have been refused and dismissed on appeal. The proposed policy approach permits development that supports the settlement's role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. I support this approach as it may enable my site to be redeveloped to help sustain existing facilities in Surfleet.

Officer Comment:

The support for Surfleet's position in the Spatial Strategy is welcome. Policy 11 says "provision will be made for a net increase of at least..." Therefore, the approach we are taking provides flexibility and are not ceiling figures.

Officer Recommendation:

No change to the approach is required.

ID1: 1707 comment_author: Surfleet Parish Council

comment content:

We are disappointed to find Surfleet Seas End being detached from Surfleet. The whole area is one parish using the same facilities e.g. school and infrastructure, linked for pedestrians by an underpass under the A16. However, in general we agree with the red lines. We question why, on map 63, on Seas End Road labelled Glen House Farm, is the red line not continued across leaving land alongside the road available for potential development? A precedent is set for this on Reservoir Road between Flexmill House and Old Lammas. It would make for consistent treatment.

Officer Comment:

A number of people have responded saying that Surfleet and Surfleet seas End are one village and should not be split into two. The comments and reasoning relating to merging Surfleet and Surfleet Seas End are accepted.

Officer Recommendation:

Surfleet and Surfleet Seas End are merged into one settlement called Surfleet.