

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

Post_title: 24: Surfleet

ID1: 464 **comment_author:** Longstaffs

comment_content:

We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and would like to support the inclusion of the site Sur 008, as being one of the preferred sites in Surfleet. It is close to the centre of the village, and provides to form development to complete frontage development of the road in the location. Overall, on behalf of our clients, we very much support the identification of site Sur008, as a 'Preferred housing site' on the SELLP Inset Map for Surfleet.

Officer Comment:

The support is welcomed. The revised SFRA shows the site has a potential flood depth of 0.25m.

Officer Recommendation:

It is considered that site Sur008 is a suitable Housing Site in Surfleet and that it should be taken forward because it is a suitable infill of frontage development. It will not be shown as an allocation because it has a capacity of less than 10.

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ID1:	465	comment_author:	Longstaffs
comment_content:	Land at Surfleet. We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and would like to support the inclusion of the site Sur 003, as being one of the preferred sites in Surfleet. It is close to the village school and services and is located between development on Station Road. We consider that the site fits into the settlement form well. Additionally, existing footway links to the Primary school, and to all village services add to the suitability of the site for a housing development. As has been noted, consent has previously been granted for a development of 5 dwellings on the frontage of the site, so the inclusion of the remainder of the site would fit well with the settlement development pattern. Overall, on behalf of our clients, we very much support the identification of site Sur 003, as a 'Preferred housing site' on the SELLP Inset Map for Surfleet.	Officer Comment:	The support is welcomed
		Officer Recommendation:	It is considered that site Sur003 is a suitable Preferred Housing Site in Surfleet, and that it should be taken forward as a Housing Allocation because: <ul style="list-style-type: none">• The revised SFRA shows the site as No Hazard and it partly has planning permission.

ID1:	466	comment_author:	Trevor Rowbottom
comment_content:	I am pleased to see that a number of people have written to you stating that Surfleet and Surfleet Seas End are in fact one village as most people have always assumed and that they should not be divided. I have relatives on both sides of the village and we have always felt it to be one entity with one village council and one purpose. To join them as one will continue the community spirit that has existed for years and I trust this action will be confirmed in your final review.	Officer Comment:	The support for Surfleet's position in the Spatial Strategy is welcomed.
		Officer Recommendation:	It is considered that Surfleet and Surfleet Seas End should remain as one settlement and its place in the Spatial Strategy should remain as a 'Minor Service Centre'.

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ID1: 467 comment_author: Angela Bradbury

comment_content:

I would just like to register that I am very happy to see the proposed Settlement Boundary for Surfleet. I registered my views last year at the first round of consultations. Growing up in the village and still having many ties there, it is very important to me and my family for Surfleet to be recognised as the one village it has always been and am very concerned that the proposed Settlement Boundary should be approved.

Officer Comment:

The support for Surfleet's position in the Spatial Strategy is welcomed.

Officer Recommendation:

It is considered that Surfleet and Surfleet Seas End should remain as one settlement and its place in the Spatial Strategy should remain as a 'Minor Service Centre'.

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ID1: 468 comment_author: Mr G R Merchant

comment content:

SITE Sur018 - The proposed Local plan residential development boundary for Surfleet (as indicated on Inset Map 25) abuts the land owned by Surfleet United Charities - part of this land is registered in the emerging South East Lincolnshire Local Plan as Sur011.

Including this site for future open-market and affordable housing schemes will enable a much more comprehensive development to be created and assist in sustaining the existing facilities in this rural village. Access to the site could be off Station Road to the south and Coalbeach Lane South to the north.

This response to the Local Plan consultation is that the Charity owners of the land are making the land available for development for a 'windfall' housing site to help satisfy the future housing needs of South Holland. From the sale of the land, Surfleet United Charities will be able to fund local projects in the Surfleet area.

Officer Comment:

The site extends to the A152 link road and its roundabout with the A16. It is considered the site is unsuitable because it would make the village far more visible from these roads and harm the character of the village and the countryside. The development of Sur011 could make provision for development of this site, if appropriate, in the future because it is not considered that Coalbeach Lane is suitable as an access to this large site because it is too narrow and access onto the A152 or A16 is not acceptable. In addition the local plan has an affordable housing policy which would allow this site to be developed for this purpose without it being designated for housing.

Officer Recommendation:

The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Sur018 should not be taken forward as a Housing Allocation.

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ID1: 469 comment_author: Mr G R Merchant

comment_content:

SITE Sur013 - Last year, an affordable housing development was completed off Main Road, Surfleet by the Surfleet United Charities. During the negotiations, provision was made for further development to the rear. The proposed Local Plan development boundary includes the completed site, but excludes any further development to the rear. This land is still in the ownership of the Surfleet United Charities.

My response to the Local Plan consultation is that Surfleet United Charities are able to make the land available for a further affordable housing scheme for the benefit of local people in the Parish and create funds for the Charity to use in village projects.

Officer Comment:

The local plan has an affordable housing policy which would allow this site to be developed for this purpose without it being designated for housing.

Officer Recommendation:

The above objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that site Sur013 should not be taken forward as a Housing Allocation.

ID1: 470 comment_author: Mrs A. and Mr T. Rowbottom

comment_content:

It is good that you are going to state that Surfleet and Surfleet Seas End are in fact one and the same village. I was born and bred in the village and have close relatives, brothers and cousins living on both sides of the A16 road. The village did have the railway line through its centre before it was turned into a road but everyone has always felt it to be one entity controlled by one village council. it will enhance the community spirit to know that we are all joined again in one village with one purpose to enhance the village life and community well being. I trust that you will take this action after the latest consultation on the local planning for Surfleet and indeed the surrounding area.

Officer Comment:

The support for Surfleet's position in the Spatial Strategy is welcomed.

Officer Recommendation:

It is considered that Surfleet and Surfleet Seas End should remain as one settlement and its place in the Spatial Strategy should remain as a 'Minor Service Centre'.

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ID1: 471 comment_author: Matrix Planning Ltd.

comment_content:

We SUPPORT the combination of Surfleet and Surfleet Seas End as one identifiable settlement. They were of equal status in the old adopted Local Plan (policy SG3); and the present new joint status as a Minor Service Centre (in draft Policy 2) is justified.

Matrix Planning Ltd.

Officer Comment:

The support for Surfleet's position in the Spatial Strategy is welcomed.

Officer Recommendation:

It is considered that Surfleet and Surfleet Seas End should remain as one settlement and its place in the Spatial Strategy should remain as a 'Minor Service Centre'.

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ID1: 472 comment_author: Mr Paul Speight

comment content:

As a resident of Surfleet Seas End for 20 years and pre the 1990s ribbon building era I feel i'm a qualfied layperson to comment on any further development plans. Unlike Surfleet village, Surfleet Seas End village is more remote from local services apart from Seas End Road which is closer to local services but still divided from by the A16 truck road and a staggered road junction from accessing them services. Apart from one public house it lacks the facilities needed to meet the day-to-day needs of its residents. With roads of varying width past Seas end Road any other route to access the A16 are by single track roads lacking pavement plus unkempt grass walking verges and limited street lighting. Any futher development past 42 Reservoir Road lacks the utilities infrastructure of gas and main dainage in place Ist to support further development : There's no Street lighting, Footpaths* & Limited BT internet at peaktimes due to fiber broadband not reaching here. Ref: footpaths*. The grassed river verge is jointly owned and should be maintained by the Environment Agency and Council. The Environment Agency ceased maintenance to there sections 6 years or more ago, The council maintains there section maybe once a year. (If it wasn't for the householders cutting and maintaing these grassed verges without consent they would be overgrown plus I doubt any have public liability insurance should an accident accur on these verges) There is limited water bar pressure in the summer months as its only supplied by a 3" water main which was never intended to support the needs of the ribbon building of the late 19905. (I for one had the expense of changing my newly installed heating boiler after the last new builds

Officer Comment:

The infrastructure concerns expressed are acknowledged. However, infrastructure providers will be consulted by developers of plots and improvements made if required. In addition merging Surfleet Seas End and Surfleet together does not change the situation from what could have been developed in Surfleet Seas End as an 'Other Service Centre and Settlement'. This is because the infill plots could have been developed under the emerging policy for 'Other Service Centre and Settlement'. The settlement boundary has only been changed near Glen House, close to the A16, to include a new site.

Officer Recommendation:

It is considered that Surfleet and Surfleet Seas End should remain as one settlement and its place in the Spatial Strategy should remain as a 'Minor Service Centre'.

as the bar pressure became to low for instant hot water and no doubt that situation would worsen if futher development is considered) Drainage past No. 42 Reservoir Road is by means off a sceptic tank and foul water soakway and the plot sizes available which might be considered for development do not have an adequate size plot to install this type of system due to the high winter water levels. The 2 new build proprerties to the east of mine had to have there installed sceptic tank soakaway drainage removed and changing to a pumped water treatment plant and discharging into a dry dyke which is now invested with rats. Using my location as a reference point: There no access to public transport other than close to a 3 mile walk to the nearest bus stop. The only village store and post office is a 1.25 miles walk and the village primary school is a 2 mile walk most of which has no footpath so the most likely form of transport would be by motor vehicle. Untill the council can demonstate that any further development outside Of Surfleet main village can be achieved without the relevant infrastructure 1st being in place and without detriment to the existing residents, Then any futher development should not be considered.

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ID1:

473

comment_author:

Robert Doughty Consultancy

comment_content:

As you will recall, we are instructed by Mrs Tunnard and Mrs Asprey the owners of land in Surfleet, including Sur016 which, in the South East Lincolnshire Local Plan: Housing Paper - Surfleet (July 2016) forming part of the Public Consultation on Preferred Sites for Development (July 2016), has been recommended to be taken forward as a Preferred Options Housing Allocation.

We write to support the identification of Sur016 as a Preferred Options Housing Allocation in the July Housing Paper referred to above. In addition to the conclusions of the July SHLAA, that it will not have adverse impacts on historical assets and although it contains three mature trees which contribute significantly to the area's character, we agree that it is possible to develop the site without their loss. In our view also, the site can be developed without undue harm to the character and appearance of the area, as its relationship to the existing built-up area is good. We note that the Highway Authority considers that the carriageway of Coalbeach Lane is sufficiently wide to accommodate the traffic generated by the 44 dwellings proposed and that the frontage to Coalbeach Lane is able to accommodate an adoptable estate road junction, and that although there is no footway on the site side, the road is sufficiently lightly trafficked for it to be safe for residents and other pedestrians to cross to the opposite side. We would also point out that services and facilities are potentially accessible from Sur016 on foot, by bicycle or public transport. Our clients are able to make the land available in accordance with the suggested Trajectory. We are also pleased to note that it is proposed that

Officer Comment:

The support is welcomed.

Officer Recommendation:

It is considered that site Sur016 is a suitable Preferred Housing Site in Surfleet and that it should be taken forward as a Housing Allocation because it fits in with the character of the village, has a suitable means of access and a reasonable flood risk.

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Surfleet and Surfleet Seas End are again to be considered as single entity, and not split into two settlements as was previously proposed.

ID1:	474	comment_author:	Lincolnshire Wildlife Trust
comment_content:	<div>Officer Comment:</div> <div>Officer Recommendation:</div>		
<p>Sur004 (preferred housing site) - adjacent to River Glen Corridor Local Wildlife Site (LWS)</p> <p>It is important that existing and candidate designated sites of nature conservation interest are protected and enhanced. Sites of nature conservation interest and other areas of natural greenspace should be buffered, extended and linked across the landscape to enable species and habitats to adapt to climate change. This would need to be taken into account in the design and development of the above sites should they be allocated for housing or employment in the Local Plan.</p> <p>As we commented in February, there is an error on this map as Surfleet Lows Site of Special Scientific Interest has been incorrectly shown as National Nature Reserve. This should be amended to show the site as a SSSI.</p>			
<p>The comment is acknowledged but individually it does not justify not allocating the site. The impact on the LWS is a matter for the planning application. The map will be corrected.</p> <p>It is considered that site Sur004 is not a suitable Preferred Housing Site in Surfleet, and it should not be taken forward as a Housing Allocation because of uncertainty whether the site can be suitably and viably drained so that the adjoining dwelling is not affected by water from the site, owing to being lower than this site when raised.</p>			

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ID1: 475 comment_author: Mr D Roberts

comment content:

SITE Sur016

I am opposed to the inclusion of this site for development because:

1. Surfleet is a small rural village & the development of this site would irrevocably erode the rural character of this part of the village.
2. Coalbeach Lane South has a pleasant rural character with frontage hedgerows and mature trees, but the established hedgerows would be lost for estate road access and mature trees (preserved) would be threatened by development and adversely affected by estate road and associated buildings and infrastructure.
3. Loss of important wildlife habitat - trees are an important roosting site and frontage hedge used by smaller birds for food and nesting.
4. Para 3 of the Housing Paper simply states that it "appears possible" to develop the site without loss of trees. This gives no confidence and ignores long-term threat to trees by building works/road layout and future residential use.
5. I disagree that the Lane is capable of safely accommodating extra traffic - only one footpath on the opposite side of the road - not safe for pedestrians to cross. the road is narrow, regularly used by agricultural vehicles towing trailers, with vehicle parking on the highway visiting frontage houses.
6. Extra traffic would exacerbate problems with vehicles joining A16 from Station Road - long queues often form, resulting in drivers taking risks when joining the A16.
7. Any development would seriously impact on amenities and outlook of existing frontage properties - some of which have a small depth of rear garden.

Officer Comment:

Surfleet is a linear village mostly comprising frontage development. However, there are examples of depth development and as a result it is not considered this site will be out of character with the village. The two frontage trees are sufficiently far apart to be not affected by development and this, along with impact on neighbouring dwellings, is dependent on the design of the development and its assessment during the planning application. The capacity of 44 dwellings is calculated at a density of 20 to the hectare, which is quite low. The revised SFRA shows the site mostly has a potential flood depth of 0.25m, although there are small areas of No Hazard. The County Council Highways have commented that the carriageway of Coalbeach Lane is not especially narrow, it is wide enough for two-way vehicle movements. There is a footway on the side opposite the site and the provision of a frontage footway could be conditioned. Most roads in the county are used by agricultural vehicles and visiting drivers parking on the highway are a frequent occurrence. The additional traffic movements accruing from a residential development of the size proposed would not overwhelm the capacity of the Station Road junction with the A16.

Officer Recommendation:

It is considered that site Sur016 is a suitable Preferred Housing Site in Surfleet and that it should be taken forward as a Housing Allocation because it fits in with the character of the village, has a suitable means of access and a reasonable flood risk.

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8. Cannot see how the site could possibly accommodate 44 dwellings in an appropriate and satisfactory manner.
9. Existing character is that of frontage dwellings off pleasant village lanes - a single development of a backland site of this size would completely destroy this character.
10. The inclusion of this site was not part of the original consultation draft, and residents may have seen this and been reassured. Those residents would have had no reason to re-visit the latest round of consultation events and may be unaware that the site has been included at this later date. In order that those residents bordering the site and opposite the access point are afforded the opportunity of commenting, I would ask that they be notified of the changes and the deadline for consultation responses be extended so that any further comments can be taken into account.

ID1:	476	comment_author:	Mrs F Smith (GLNP)
comment content:	<div>Officer Comment:</div> <div>Officer Recommendation:</div>		
<p>The GLNP highlights that a number of sites identified as preferred sites for housing or employment are adjacent to sites of designated nature conservation value: Surfleet (Inset Map No 24)</p> <p>Sur004 (preferred housing site) adjacent to River Glen Corridor LWS</p> <p>All LWS's are a material consideration in planning as described in the NPPF. Furthermore the NPPF states that planning should seek not just to protect but to enhance the natural environment, where possible.</p>		<p>The comment is acknowledged but individually it does not justify not allocating the site. The impact on the LWS is a matter for the planning application.</p>	<p>It is considered that site Sur004 is not a suitable Preferred Housing Site in Surfleet, and it should not be taken forward as a Housing Allocation because of uncertainty whether the site can be suitably and viably drained so that the adjoining dwelling is not affected by water from the site, owing to being lower than this site when raised.</p>

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ID1:

477

comment_author:

Lincolnshire County Council

comment_content:

Sur020
SSSI impact

Officer Comment:

This site has been promoted by the County Council and SSSI impact has been highlighted by them. The site is between frontage property on Station Road and Surfleet Lows SSSI. The site has not been put forward as an option in the July consultation. The SHLAA says: ... It will have adverse impacts on a natural asset - it abuts a SSSI & advice from the LWT indicates that the site's development may cause drying of the SSSI, which would harm its interest as wet meadow land. In addition there is concern that recreational use from new residents will harm the habitat.

Officer Recommendation:

It is agreed that the site could have an impact on the Surfleet Lows SSSI and it is therefore considered that site Sur020 should not be taken forward as a Housing Allocation.

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ID1: 478 comment_author: Environment Agency

comment content:

1. We have concern regarding the increase in allocations from 150 to 180, although acknowledge that this is in part due to realignment of settlement boundary. The following comments are based on the draft outputs of the updated Strategic Flood Risk Assessment, which have not yet been ratified. However, we would recommend that you use this data to review your Sequential Test evidence for the site allocations.

2. The draft Strategic Flood Risk Assessment outputs show that Sur004 could be subject to depths of up to 1m and therefore will need to demonstrate that the NPPF Sequential and Exception Tests can be passed. The Surfleet Water Recycling Centre and sewerage network does not appear to have any spare capacity to accommodate the proposed site allocation numbers. Based on the information the Environment Agency holds regarding discharge flows and permitted headroom at the Water Recycling Centre serving this settlement, we would advise you to consult with Anglian Water Services regarding capacity to accommodate effluent from the number of dwellings to be allocated. Phasing of development to ensure that adequate capacity is available to deal with foul water drainage before new dwellings are occupied may be required in order to avoid environmental harm.

Officer Comment:

1. The concern is acknowledged and the new SFRA data has been used in assessing the sites.

2. The site is shown in the revised SFRA to have a range of potential flood depths up to 1m, which covers most of the agricultural land. The site dips in the centre of the field and rises against the road and the river. There is a house to the west which is about 5m from the boundary, which is marked by individual conifers, trees and shrubs, with a 3 barred post and rail fence that follows the current land levels. Raising the land would bring it towards the top rail of the fence in the centre of the site. This will have an effect on the dwelling which is lessened by its distance to the boundary and its screening as well as how the development could be laid out and the choice of dwellings. However, the main problem is preventing water draining into that property. There is another house to the east, most likely the farm house for the field, which would be less affected owing to it being over 10m from the site and the land needing less filling.

The revised SFRA has only recently identified this issue. The relevant drainage body is unable to confirm whether there is a solution, owing to their role as assessing the developer's FRA for any submitted scheme. It is therefore considered that this site should not be allocated because of its possible flood impact on the adjoining dwelling and not knowing whether there is a viable solution. However, owing to the site being bordered on three sides with development and being within the village it should continue to be within the settlement boundary for the village. As a result a scheme to develop the site could come forward if a

Officer Recommendation:

1. Given that no significant challenge has been made to Surfleet's housing requirement, it is considered that the Local Plan should continue to seek to identify housing allocations in Surfleet to provide for 180 dwellings between 1st April 2011 and 31st March 2036.

2. It is considered that site Sur004 is not a suitable Preferred Housing Site in Surfleet, and it should not be taken forward as a Housing Allocation because of uncertainty whether the site can be suitably and viably drained so that the adjoining dwelling is not affected by water from the site, owing to being lower than this site when raised.

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suitable, viable drainage solution can be designed.

ID1: 479 comment_author: Anglian Water

comment_content:

All of the proposed housing allocations in this area are expected to require improvements to the existing foul sewerage network to enable development to come forward on these sites. Please refer to the enclosed spreadsheet for detailed comments relating to these sites.

Officer Comment:

The comments are noted and have been placed in the Housing Paper so developers and residents are aware of the issues.

Officer Recommendation:

No change to the approach is required.

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ID1: 480 comment_author: Longstaffs

comment content:

Site Sur 006, Land at Surfleet
We have studied the South East Lincolnshire Local Plan - Public Consultation on Preferred sites for development (July 2016), and would like to support the inclusion of part of the site Sur 006, as being one of the preferred Housing sites in Surfleet. It is understood that the site is being considered suitable to be taken forward as a Preferred Housing site for the village, but only in accordance with the area presently for which a planning consent has been granted - i.e 26 dwellings. We note the comments made in Housing Paper in the conclusion statements to this proposal. We wish to advise that when the original estate road to Sunningdale Close was built, it was built to a specification agreed with highways to allow it to serve future extensions of development of the land now proposed. We therefore wish to state that the existing estate road and access should be suitable to serve the whole of the identified site. Furthermore, the existing development, already provides to prevent visual harm to the setting of the church, which unless looking towards it from a South East direction, does not fall in a sight line of the Church. Careful design of any proposed development would be able to address any such concerns if the whole of the identified site is selected as a Preferred site.
We consider the amendment proposed to Policy 12 , which provides to increase the allocation of new houses for the village, to a level of 180 new dwellings for the plan period 2011-2036, is a positive proposal, and this higher allocation will provide for the greater and more satisfactory level of growth for the village

Officer Comment:

This site did not score well in the SA and was allocated in accordance with the planning permission. Also sequentially it is the second worst site for flood risk with areas shown in the revised SFRA of up to 0.5m. Owing to this it is not considered appropriate to extend the allocation to the area submitted to the SHLAA.

Officer Recommendation:

It is considered that site Sur006 is a suitable Housing Site in Surfleet because it has planning permission.

with its very good range of services and facilities, which need supporting by new housing for households and families.

We support the allocation at this location, and being within 200m of the centre of the village, it is a logical and appropriate location for residential development, but we ask that the whole of the identified site be included as a Preferred site, and taken forward within the Local Plan review process.
