

Post_title: 05: Holbeach

ID1: 1184

comment_author: Mr J Wright

comment_content:

comments on Fle008. My grandfather was given permission in 1937 for housing. He built two and then the war intervened. My wife now owns the land and has been trying to get building permission for 20 years. I have spoken to so many people who all agree that it is perfect for infill. She also owns the land opposite. With the bad shape of the field and the mature Lime trees, with a preservation order, make this field very uneconomic to employ contractors to farm it. It is very unfair that the whole of Manor farm, outside the boundary of Holbeach and the best farm land, should be given permission when this 2 acre infill is refused. I do understand why Manor Farm has gained permission and I do not believe that permission for this 2 acres would make any difference. Please be kind enough to give this your best consideration as I would not wish to take this matter further.

Officer Comment:

The SHLAA identifies that 'Fle008 would create a ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area owing to it being a very loose group of dwellings', therefore it is not accepted that the site would be a good infill site as it is extending rather than filling in land within the settlement boundary. The two group tree preservation orders that exist on the northern and western boundaries add to the rural character of the area, development would alter the character of this location. The SHLAA identifies that Hob002 (known as Manor Farm locally) 'would increase the perceived extent of the settlement's built-up area but it is considered that the development on this scale also offers the opportunity to mitigate such impacts.

Officer Recommendation:

Fle008 is not one of the more suitable Potential Housing Sites in Holbeach and should not be taken forward as Preferred Option Housing Allocation.

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

ID1: 1185 comment_author: Trevor Morris

comment_content:

has submitted a site for consideration as a housing site. It is to the rear of 'The Nursery', 1 to 19 Branches Lane and 44 - 50 Fleet Road.

Officer Comment:

The Highways Authority identifies that for Fle023 'the opening onto Fleet Road is not wide enough to provide the required carriageway and footway widths, the radii and the visibility splays for an adoptable estate road. A private drive serving a few dwellings may be suitable.' Therefore the SHLAA identifies the site as undevelopable.

Officer Recommendation:

Fle023 is not one of the more suitable Potential Housing Sites in Holbeach and should not be taken forward as Preferred Option Housing Allocation.

ID1: 1186 comment_author: Mr and Mrs Slipper

comment_content:

We live in Oakwood Glade and are not opposed to building houses and bungalows but there needs to be a lot more thought on access into the new development. Our road is not suitable for another possible 1,800 cars that would need to pass by.

Officer Comment:

The Highways Authority identifies that 'in conjunction with other sites it is intended to provide a roundabout at A17/A151 junction to have a principal junction into the site from a second roundabout on the A151, a further junction onto the A151 and Spalding Road may be constructed and small extensions of estate roads to the west of Holbeach as culs de sac may be acceptable. There would be no connection from the A151 and the residential roads to the west of Holbeach.' It appears that satisfactory vehicular accesses could be provided to this site, with the use of existing estate roads as through routes being discouraged.

Officer Recommendation:

No change required

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

ID1: 1187 comment_author: Mr Richard Whitelam

comment content:

General concern at the number of houses proposed for Holbeach and the increase in traffic through the town. The traffic lights in the centre of town are likely to become very busy and I am concerned that due to the traffic from the new housing proposal off of Northons Lane traffic headed for Peterborough will migrate through Netherfield, Langwith Drive etc. and not use the 'A' road from Spalding to Peterborough.

Officer Comment:

New development will inevitably generate additional vehicle movements; the Highways Authority have raised no objections to the overall housing requirement for Holbeach in terms of highways safety and congestion and have recognised that all of the sites have the potential to be accessible on foot and bicycle. The proposed improvements to the Peppermint Junction (A151/A17) adjacent to Holbeach should help reduce traffic flows passing through the town centre.

Officer Recommendation:

No change required

ID1: 1188 comment_author: Mr L Biggadike

comment content:

has put land forward for development, residential or employment has not been specified. It is to the north of the A17 and would be accessed from a modified roundabout from the proposed Peppermint Junction roundabout scheme. The land extends behind properties on Welbourne Lane to the Holbeach hospital.

Officer Comment:

This has been registered as Hob055 in the SHLAA.

The SHLAA identifies that Hob055 'would have adverse impacts upon the character and appearance of the area - development on the northern side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built up area, and the development would create an isolated and incongruous group of dwellings with an unsatisfactory relationship to the town ... it is separated from [Holbeach] by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17. Furthermore the site is not located within or adjacent to Holbeach's built up area ... proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on the site ... vehicular access is technically possible (if a roundabout is to be provided at the junction of the A151 and the A17) but pedestrian and cycle access is unlikely to be satisfactory.'

Officer Recommendation:

Hob055 is not one of the more suitable Potential Housing Sites in Holbeach and should not be taken forward as Preferred Option Housing Allocation.

ID1:

1189

comment_author:

Robert Doughty Consultancy Ltd

comment content:

We request that the land covered by HOB048 be allocated as a housing site under Policy 12. We object to the amendment of the settlement curtilage, which runs along the A151 and A17 in the 2006 Local Plan in order to reflect the allocation of the site as an extension to Holbeach. We object to the identification of land to the South of Northon's Lane near its junction with the A151 as Recreational Open Space under Policy 30.

Policy 30 d s not include the provision to identify and protect specific sites in the Local Plan. The identified site is part of an area promoted as a Sustainable Urban Extension and the nature of open space within that wider development should be covered in the policy promoting that development.

We support the identification of the Peppermint Road Junction under Policy 31.

We support the allocation of land to the West of the A151 as a Main Employment Area under Policy 7.

We request that HOB048, the Peppermint Junction improvements and the Main Employment Area to the west of the A151 be allocated as a Sustainable Urban Extension to Holbeach, under provisions similar to those set out in Policy 13 for a Sustainable Urban Extension to Spalding.

Officer Comment:

Support for Hob048 is noted. The Settlement Boundary Background Paper, 2016 identifies that 'each settlement boundary has been defined having regard to: a) The settlement boundary encloses the main built-up area (or areas, in the case of a few settlements) of the town or village; b) The settlement boundary also encloses: i. areas of amenity and/or recreational open space, the appearance and character and/or use of which is worthy of protection; and ii. sites with planning permission for development situated on the edge of the main built-up area; c) In general settlement boundaries have been defined using discernible features on the ground (e.g. a road-line or drainage ditch), most of which will be mapped. It should be noted that a land-ownership boundary does not necessarily form a good definition for where a specific approach to planning policy for development should apply. Site Hob048 is agricultural land therefore falls outside the proposed settlement boundary. However the settlement boundary will be re-drawn to include all sites taken forward. All existing open space is identified on the Policies Map, including that within the boundary of a potential site. In its current form Hob048 is a 'potential' site and for clarity all existing designations within its boundary should be identified. Should the site be allocated the open space designation would be deleted. Support for the Peppermint Junction improvements and the Food Enterprise Zone are noted. Given the size of Hob048, and its associated infrastructure, should it be taken forward, it should be identified as a Sustainable Urban Extension. However the A151 separates Hob048 from the proposed Main Employment Area, and although both are reliant on improvements to the A151/A17

Officer Recommendation:

Hob048 is one of the more suitable Potential Housing Sites in Holbeach and should be taken forward as Preferred Option Housing Allocation.

junction, the two sites are separate elements of the overall strategy for Holbeach, with separate delivery requirements. It is considered that the SUE should only cover the housing site.

ID1: 1190 comment_author: Mr L Biggadike

comment content:

Following your letter dated 17th February, Ref : SE/LAA, I can confirm that our initial thoughts were that the Cackle Hill Farm land could be used for a Commercial / Industrial development but there is no reason for the land not to be developed for residential properties. As the landowners, we have no preference over the classification of development. The Commercial / Industrial development could include a fuel station for the A17 as there are no fuel facilities along the A17 for several miles from Holbeach and this is a main artery between the Midlands and Norfolk. This development could also include a travel lodge, cinema, bowling alley etc Should this area be a Commercial / Industrial development, the A17 would serve as a segregation between the proposed residential properties to the south of the A17 and any Industry to the North.

Officer Comment:

The SHLAA identifies that Hob055 'would have adverse impacts upon the character and appearance of the area - development on the northern side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built up area, and the development would create an isolated and incongruous group of dwellings with an unsatisfactory relationship to the town ... it is separated from [Holbeach] by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17. Furthermore the site is not located within or adjacent to Holbeach's built up area ... proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on the site ... vehicular access is technically possible (if a roundabout is to be provided at the junction of the A151 and the A17) but pedestrian and cycle access is unlikely to be satisfactory.' HO019 Land to the west of Welbourne Lane North - Some substantial improvement works would be required to the A17 and to the new Peppermint Junction roundabout (the approved design does not include an access to this site). The site would also have an adverse impact upon the countryside character of the area, and is unlikely to be in demand for employment use, as the Holbeach FEZ which does have a proposed access and Lincoln University as an anchor is being developed opposite to the south of the A17. HO019 is also likely to have significant opening up highways infrastructure costs, which would need to be borne by a developer. This site is therefore considered to be undevelopable in this plan period. Hotels, cinemas and bowling alleys etc are considered to be town centre uses by national policy. As such they should be located

Officer Recommendation:

Hob055 is not one of the more suitable Potential Housing Sites in Holbeach and should not be taken forward as Preferred Option Housing Allocation. HO019 is not one of the most suitable employment sites in South Holland and should not be taken forward as a Preferred Option Housing Allocation. This site is not within or adjacent to a town centre or within the built up area of Holbeach therefore it is unsuitable for a town centre use.

within or on the edge of town centres.

ID1:

1191

comment_author: Savills

comment content:

Our client has 3 sites in Holbeach which are considered suitable for residential development as follows:

Land off Barrington Gate (Site Hob051)

Land off Branches Lane (Site Hob052)

Land south of Hall Gate (adjacent to allocated site Hob002)

Land off Barrington Gate (Hob051)

The site is located in the south of the settlement to the east of Barrington Gate, south of Farrow Avenue. The site is well contained by existing infrastructure.

Development of the site will not result in extended encroachment into the countryside and it will 'round off' the existing settlement to the south. North and west of the site is existing residential development, east of the site is a drainage ditch, whilst to the south is a small scrap yard. A public footpath runs to the north and east of the settlement, which in turn connects the town centre with Branches Lane to the south east. The site is in walking distance of the town centre and thus accessible to a range of local services and facilities. The site extends to approximately 6.74 ha and could be capable of accommodating up to 200 dwellings (based on a site wide density of 30 dwellings per hectare). The site comprises two small agricultural fields which are sub-divided by an agricultural track. It is anticipated that access will be taken from Barrington Gate. The site was assessed in the SHLAA as being available and achievable, but unsuitable for development. It was concluded that the site would have few environmental impacts, that it would not place an undue burden on existing infrastructure, it is accessible to local services which are accessible by walking and cycling. However,

Officer Comment:

It is accepted that Hob051 is relatively well-contained and would not lead to any significant encroachment into the countryside. The SHLAA identifies that 'services and facilities are potentially accessible on foot and bicycle'. The SHLAA identifies that the site would be capable of accommodating 202 dwellings at 30 to the hectare, although the SHLAA identifies that for Holbeach the preferred density is for 20 to the hectare (135 dwellings). The Highways Authority identifies that 'the access would need to be to the northern end of the Barrington Gate frontage. A secondary access from Farrow Avenue might be achievable with a watercourse crossing.' The SHLAA identifies that 'the site has a scrapyard to the south. Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation. There have been complaints about the operation of the scrapyard and so it is considered that residential use is not appropriate.' The District Council's Environmental Health Service will need to be satisfied that any contamination can be mitigated. As a contaminated land survey has not been undertaken, it is not accepted that the site would be appropriate for housing. Without detailed assessment relating to contamination and the operation of the site SHDC Environmental Health consider that there is no certainty that the amenity of future residents would not be adversely affected, even with a smaller site. This is an issue which does not affect the Preferred Sites, or the Potential Housing Sites. The SHLAA identifies that Hob052 would be capable of accommodating 138 dwellings at 30 to the hectare, although the SHLAA identifies that for Holbeach the preferred density is for 20 to the hectare (92 dwellings). The Highways

Officer Recommendation:

Hob051, Hob052 and Hob057 are not some of the more suitable Potential Housing Sites in Holbeach and should not be taken forward as Preferred Option Housing Allocations.

the site is considered unsuitable owing to its location north of the scrap yard. It is noted that there have been complaints about the scrap yard and residential use of the site was therefore concluded to be inappropriate. However, it is considered that impacts of the scrap yard could be mitigated. Trees could be planted along the southern boundary whilst a considerable landscape buffer could also be provided. Noise impacts could also be attenuated. Relocation of the scrap yard is also a possibility. Furthermore, whilst we are of the view that the site should be allocated in full, the option exists to allocate the northern part of the site alone. This extends to approximately 3ha and, based on 30 dwellings per hectare, could accommodate up to 90 dwellings.

Land off Branches Lane (Hob052)

Land off Branches Lane comprises a single agricultural field located to the south east of the town to the west of Beaches Lane. North and east of the site is existing residential development, south of the site is a private road and to the west is heavily planted landscape area. Extending to approximately 4.5ha, the site could accommodate up to 130 dwellings (based on 30 dwellings per hectare). Access to the site would be taken from Branches Lane. The site was assessed in the SHLAA as being available and achievable, but unsuitable for development. It was concluded that development of the site would not have any adverse environmental impacts, it would not place undue burdens on existing infrastructure and that it is accessible to existing services and facilities by foot and cycle. The site was identified as unsuitable as it was concluded 'the development of this site on its own would add to the existing group of dwellings to the east and alter the rural character of the location. However, as noted

Authority identifies that 'Branches Lane would require widening, strengthening, surface water drainage, footways and street lighting to make it suitable to serve the site', so although it is accepted that access could be taken from Branches Lane, it does not appear that a satisfactory access solution would be straightforward. Although there is residential development to the north and a row of properties to the east of Branches Lane, the extent of the site, the SHLAA identifies that even with good quality design would alter the rural character of this location. High quality development could complement the existing built form in this location, but that is equally true of other greenfield sites in Holbeach, which are adjacent to modern housing developments. The SHLAA identifies that Hob057 'considered in isolation, would result in a strongly linear north-south layout at odds with the predominant local form. If it is developed with Hob002, a substantial area of land between the 2 sites would remain undeveloped, which would also be unsatisfactory in visual terms', so would be unsuitable as a housing site.

above, the site is relatively well contained by existing infrastructure and it is considered its development will not encroach into the countryside. What is more, it is considered that high quality development of the site will significantly enhance this area of the settlement.

Land south of Hall Gate (adjacent to allocated Site Hob002)

Land to the south of Hall Gate sits adjacent to Site Hob002 (Land south of Hall Gate). The site is allocated in the emerging Local Plan and a planning application was submitted for 900 units in June 2014 - this has yet to be decided. Our client's site comprises a long strip of land which could be developed in conjunction with Site Hob002 or in isolation. It extends to approximately 4ha and could deliver in the region of 100 dwellings. The site was not assessed as part of the SHLAA and an assessment of the site is therefore provided below.

Availability The site is within the sole ownership of our client and there are no known legal issues with the site.

Achievability The site is dependent upon the delivery of Site H002. Opening up infrastructure costs are likely to be low.

Suitability

ENVIRONMENTAL IMPACTS it will not have adverse impacts on natural assets.

INFRASTRUCTURE It will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. **LOCATION** It is accessible to Holbeach's existing services and facilities and is located

adjacent/within existing built up area (defined settlement limit). **SITE CHARACTERISTICS** Subject to Site 002 coming forward, the site would not have a significant impact on the setting of the settlement or

the countryside.

TRANSPORT Services and facilities are potentially accessible on foot and bicycle. The vehicular access, and existing bus stops are on Hall Gate and Fen Road. Consequently the site is considered suitable.

ID1:	1193	comment_author:	Historic England	Officer Recommendation:
comment_content:	<p>There are two listed buildings within proposed housing sites on Map 5. The Grade II Listed The Old Cottage is within Hob042 and the Grade II Listed The Manor House is within Hob002.</p> <p>Site Hob002 in particular would be likely to impact upon the historic village and views to the church. Again, further assessment is required to determine the impact on the significance of these heritage assets.</p>	Officer Comment:	<p>Hob002 has been granted outline planning permission, therefore the principle of the scheme has been agreed. A Heritage Impact Assessment will ensure that the significance of the Grade II listed building and any associated archaeological remains are identified, and addressed through the reserved matters application. Hob042 (part of Hob048) has been granted outline planning permission subject to the signing of a s106 agreement. Therefore the principle of the scheme has been agreed. However new Policy 12 will relate specifically to the Holbeach West SUE; the supporting text should ensure that the significance of the Grade II listed building and any associated archaeological remains are identified and addressed in the masterplan.</p>	<p>Add new Policy 12 for the Holbeach SUE. Ensure appropriate supporting text is incorporated relating to heritage assets.</p>

ID1: 1194 comment_author: Fleet Parish Council

comment content:

Members also agreed that they would like to include comments on potential sites in the Holbeach Development Area which fell within Fleet Parish. In particular additional development along Branches Lane which would create increased traffic movements at its already dangerous junction with Fleet Road. An alternative to this is an area behind Chapmans Mews due to possible direct access onto Fleet Road (marked +++ on accompanying map).

Officer Comment:

The Highways Authority identifies that 'the suitability of Fle008 depends on how much land is available at the access to provide junction radii and visibility,' this indicates that without detailed plans a suitable access may not be able to be achieved'. The Highways Authority identifies that for Fle023 'the opening onto Fleet Road is not wide enough to provide the required carriageway and footway widths, the radii and the visibility splays for an adoptable estate road. A private drive serving a few dwellings may be suitable.' Should a scheme with a private drive come forward this would be too small to allocate on the Policies Map and it could be considered windfall development.

Officer Recommendation:

Fle008 and Fle023 are not some of the more suitable Potential Housing Sites in Holbeach and should not be taken forward as Preferred Option Housing Allocations.

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

ID1: 1196 comment_author: Mrs D Ingham

comment content:

My main concern is the number of new houses which may be built in Holbeach will by far exceed the 1300 quoted in the plan and that infrastructure and facilities will not be in place to cope with the increase in number of residents. Where the houses are built is also crucial for the easiest access to main routes. This is why I objected to the 900 homes (with outline permission) at Manor Farm. Yes they will be just behind us on Fen Road, but they are in the wrong part of Holbeach for exit onto the surrounding roads. Since the houses have been built at Station Road it creates a blind bend turning from Fen Road into Barrington Gate which itself is getting worse. Highways don't seem concerned, but many people along Fen Road are and also about the increase in traffic along here - before 900 houses create even more. If this side of Holbeach is going to be developed at all we shall need a relief road building to take traffic up to the main routes to keep it, including lorries, away from the Market Hill crossroads. The plan to put roundabouts at Peppermint junction and to build around 900? houses there is by far the best place for most of the increase in population to be. Then, another supermarket will be needed in that area, otherwise Tesco will be as busy as Christmas every day, which it's car park and Boston Road will not cope with. Better also to place a school, and doctors' surgery perhaps, there as well. We have heard no more about the surgery planned for Church Street in Langwith Builder's old yard, but again it is in the wrong place because the road layout will cause gridlock towards Market Hill junction especially from the proposed 900 homes at Manor Farm. We really need to get the 1300 houses built in the right places and make sure that the town

Officer Comment:

The Highways Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. The vehicular access and existing bus stops are on Hall Gate and Fen Road,' it would appear that a satisfactory access and transport solution can be delivered, which has been agreed in principle through the planning application process. Hob048 abuts the Peppermint Junction - support for this housing site is noted. HO002 Holbeach Food Enterprise Zone is allocated adjacent to Peppermint Junction. This site covers 16.3ha, therefore it is not accepted that this land, together with existing employment opportunities at Fleet Road Industrial Estate, Holbeach cannot support the level of housing identified. The South East Lincolnshire Town Centres and Retail Capacity Study 2013 indicates that there is no need for additional retail development in Holbeach over the plan period. School places and health facilities will be addressed through the Infrastructure Delivery Plan that will accompany future versions of the Local Plan.

Officer Recommendation:

Hob002 is one of the more suitable Potential Housing Sites in Holbeach and should be taken forward as Preferred Option Housing Allocation. Hob048 is one of the more suitable Potential Housing Sites in Holbeach and should be taken forward as Preferred Option Housing Allocation. HO002 Holbeach Food Enterprise Zone is one of the more suitable Potential Employment Sites in South Holland and should be taken forward as a Preferred Option Employment Allocation.

can make positive moves forward to provide facilities to make Holbeach more attractive and without having to travel to Spalding for them. Most important is to keep as much traffic as possible away from the centre of town at Market Hill junction and to prevent lorries from using town - and Fen Road - as much as possible. It will be good if land can be made available for industry/employment and again this would be better placed nearer to the main routes around Peppermint junction. Although I doubt there can be enough jobs created for the increase in population. Whatever jobs are created in this area are mostly connected to the food processing industries and are rather low paid, so many of the proposed houses will have to be built which local people can afford, as private landlords push up rents, and make it impossible to save for a deposit on a house. Finally, I did point out at the drop-in session in Holbeach that the proposed development at Manor Farm had an error on the display map (also online) because the green open space as on the original plans was not marked. This should be marked as being immediately to the rear of the properties which line Fen Road. It would be more accurate if that could be corrected from the original plans as you have marked an open space near to Peppermint junction and those plans have not been submitted yet as far as I know.

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

ID1: 1198 comment_author: Mouchel Consulting

comment content:

Our client Lincolnshire County Council supports the proposed housing allocation on the following site identified in the South East Lincolnshire Local Plan: Hob006 in Holbeach. Lincolnshire County Council 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.

Officer Comment:

Support for Hob006 (part of the wider Hob048) is welcome. Confirmation of the site's availability is noted. Support for delivery of affordable housing and other developer contributions is welcome.

Officer Recommendation:

Hob006 as part of the wider Hob048 is one of the more suitable Potential Housing Sites in Holbeach and should be taken forward as Preferred Option Housing Allocation.

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

ID1: 1199 comment_author: Mouchel Consulting

comment content:

Our client Lincolnshire County Council supports the proposed housing allocations on the following site Hob013 in Holbeach. Lincolnshire County Council 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.

Officer Comment:

Support for Hob013 (part of the wider Hob048) is welcome. Confirmation of the site's availability is noted. Support for delivery of affordable housing and other developer contributions is welcome.

Officer Recommendation:

Hob013 as part of the wider Hob048 is one of the more suitable Potential Housing Sites in Holbeach and should be taken forward as Preferred Option Housing Allocation.

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

ID1: 1200 comment_author: Waller Planning

comment content:

Hob002, Hall Gate: It has already been demonstrated, through the recent planning application, that site Hob002 is a suitable location for a major development. This includes the following conclusions:
Suitable highway accesses can be constructed, with a new roundabout on Hall Gate and a T-junction on Fen Road, to serve the proposed development. The development would also make a financial contribution towards the delivery of a new roundabout at the A151/A17 Peppermint Junction, which would be of benefit to the town as a whole.
Surface water would be accommodated within the site using SuDS techniques.
The site can accommodate around 900 dwellings, whilst complying with all of the Council's policies, such as providing suitable areas of public open space, generous private garden areas, and a high quality public realm. The site is entirely developable and deliverable. The proposed development would not have an unacceptable adverse impact on the character, significance or setting of the listed building within the site, Manor Farm. In addition, we note that the SHLAA 2016 concluded that the site is a suitable location for development, and that:
It will not have adverse impacts on natural assets.
It will not lead to the loss of, or place unacceptable burdens on, existing infrastructure.
It is accessible to the town's existing services and facilities.
Services and facilities are also accessible by foot, bicycle and public transport. The site lies partly within Flood Zone 3a, but this is also true of several of the potential housing sites identified around Holbeach. The Council

Officer Comment:

It is accepted that outline planning permission had been approved subject to a s106 agreement being signed. This indicates that Hob002 is suitable for residential development. The content of the planning application and SHLAA are not disputed. The site is within Flood Zone 3a, flood hazard in 2115 is classified as 'low hazard', and flood depth in 2115 is classified as '0-0.25m' not the most sequentially preferable site but with less risk than most other sites in Holbeach. Since January 2016 the s106 agreement has been signed therefore the site should be shown as a housing commitment. It is acknowledged that a planning application is under consideration by the District Council for Hob003. It is accepted that various assessments have been submitted for consideration as part of the planning application, but this scheme has yet to be determined. It is considered that the amenity issues identified by the SHLAA do not apply to the potential housing sites.

Officer Recommendation:

Hob002 is one of the more suitable Potential Housing Sites in Holbeach and should be taken forward as Preferred Option Housing Allocation. Hob003 is not one of the more suitable Potential Housing Sites in Holbeach and should not be taken forward as a Preferred Option Housing Allocation.

have already concluded that the wider applicability of this flood zone to potential housing sites in the area, and the need for residential development, mean that this site passes the flood risk sequential test, and so is suitable for development. This site is also known as Manor Farm and is the subject of a resolution by South Holland District Council to grant planning permission (H09-0521-14), subject to the completion of a s106 agreement. This site has therefore already been judged as being a suitable location for development, and the Council have concluded that there are no unacceptable adverse impacts arising from the proposed development of up to 900 dwellings, a new primary school, public open space and landscaping, which would outweigh the grant of planning consent. We expect this planning permission to be issued prior to the adoption of the Local Plan, and we believe that this site should be identified within the Plan as an existing housing commitment.

Hob003, Low Lane: This site has not been identified in the draft Local Plan as a Potential Housing Site, but we believe that it is an entirely suitable location for new residential development of 43 dwellings. A planning application (H09-0454-15) has been submitted, and is due to be determined by South Holland District Council in the coming weeks. The Councils have concluded, in their SHLAA 2016, that this site is both 'available' and 'achievable', but that it is not 'suitable' for development. The SHLAA gives two reasons for this, which are the potential impact of noise from traffic on the A17, and the shade which housing would cast on gardens, which it assumes would be to the north of the new housing. The planning application is accompanied by an Environmental Noise Assessment, prepared by Acoustic Associates. This concludes that, with the provision of noise mitigation measures, the noise

impact on the nearest residential premises is likely to be at the 'Lowest Observed Adverse Effect Level', when assessed in accordance with the Noise Policy Statement for England. Acoustic Associates therefore conclude that there is no reason for this site to be considered unacceptable for residential development on the basis of noise. Given that the SHLAA's conclusions will have necessarily been made without this type of specialist evidence, we would be grateful if the Councils could reconsider this matter with regard to this site's suitability for identification as an allocation within the new Local Plan. With regard to the orientation of housing, we do not believe that the potential for some overshadowing of garden areas would be a reason for refusing a planning application, and neither does it form a reason for overlooking the site for allocation within the Local Plan. It is inevitable that some housing in any large residential development will be orientated north-south, and this is never normally considered a reason for refusing planning permission. The proposed housing, as set out for the planning application, is well spaced, and sunlight would penetrate the gardens at some times of day. In addition, some of the proposed houses and gardens are orientated east-west, rather than north-south, thus avoiding this issue entirely. This site is a long, relatively narrow strip of land, which is not useful for any particular purpose other than residential development. A residential development would be suitable, given that the site is already within a residential area, faced by housing. In addition, the acoustic mitigation measures would reduce the noise experienced by these existing properties, and therefore provide benefits to current residents. With regard to the site's delivery, we note the following:
A suitable highway access can be constructed from Low Lane.

Surface water would be accommodated within the site using SuDS techniques.

The site can accommodate 43 dwellings, whilst complying with all of the Council's policies, such as providing suitable areas of public open space and generous private garden areas. It would also provide a mixture of market and affordable housing.

The site is entirely developable and deliverable. In addition, we note that the SHLAA 2016 concluded the following:

It will not have adverse impacts on natural, built or historic assets.

It will not lead to the loss of, or place unacceptable burdens on, existing infrastructure.

It is accessible to the town's existing services and facilities.

Services and facilities are also accessible by foot, bicycle and public transport. The site lies within Flood Zone 3a, but this is also true of several of the potential housing sites identified around Holbeach. The Council have already concluded that the wider applicability of this flood zone to potential housing sites in the area, and the need for residential development, mean that this site passes the flood risk sequential test, and so is suitable for development. We believe that Site Hob003 should be identified by the Local Plan as a housing allocation. Hob004 and Hob009, Balmoral Way: This site is the subject of a resolution by South Holland District Council to grant planning permission (H09-0288-15), subject to the completion of a s106 agreement. This site has therefore already been judged as being a suitable location for development, and the Council have concluded that there are no unacceptable adverse impacts arising from the proposed development of 36 dwellings. We expect this planning permission to be issued prior to the adoption of the Local Plan, and we

believe that this site should be identified within the Plan as an existing housing commitment. It has already been demonstrated, through the recent planning application, that sites Hob004 and Hob009 form a suitable location for residential development. This includes the following conclusions:

A suitable highway access can be constructed from Balmoral Way, whilst construction traffic would reach the site through Foxes Low Lane.

Surface water would be accommodated within the site using SuDS techniques.

The site can accommodate 36 dwellings, whilst complying with all of the Council's policies, such as providing suitable areas of public open space, generous private garden areas, and a high quality public realm. It would also provide a mixture of market and affordable housing.

The site is entirely developable and deliverable. In addition, we note that the SHLAA 2016 concluded that the site is a suitable location for development, and that: It will not have adverse impacts on natural, built or historic assets.

It will not lead to the loss of, or place unacceptable burdens on, existing infrastructure.

It is accessible to the town's existing services and facilities.

Services and facilities are also accessible by foot, bicycle and public transport. The site lies partly within Flood Zone 3a, but this is also true of several of the potential housing sites identified around Holbeach. The Council have already concluded that the wider applicability of this flood zone to potential housing sites in the area, and the need for residential development, mean that this site passes the flood risk sequential test, and so is suitable for development.

Hob045 and Hob052: This site has not been identified

in the draft Local Plan as a Potential Housing Site, but we believe that it is an entirely suitable location for new residential development of around 175 dwellings. The Councils have concluded, in their SHLAA 2016, that these sites are both 'available' and 'achievable', but that they are not 'suitable' for development. The sole reason given in the SHLAA is that the site contains some tall mature trees, which are protected by Tree Preservation Orders, and Officers have anticipated that the site's development would require these to be removed in order for a residential development to be accommodated. This is simply not the case, as a residential development can be designed in a way which would allow for the retention of these trees, with appropriate buffers of open space and the retention of other landscape features. The SHLAA 2016 estimates that these sites would together accommodate around 263 dwellings if it were to be developed at a density of 20 dwellings per hectare.

Studio 11 Architecture, working on behalf of Ashley King Developments, have prepared a layout for a residential development on this site which would provide around 175 dwellings, implying that it would be of a far lower density, of around 13 dwellings per hectare. This low density of development would allow for the retention of the protected trees, and also large open spaces within the site. This would maintain important elements of its current character, and create a new residential development of distinction. The character of the proposed development on this site would be different to many other housing sites, due to its low density and mature landscape. It would therefore be a suitable location for the provision of a range of housing, including family housing with generous gardens, and executive housing. This latter form of housing is something which is generally in short

supply within the area, but which is required, and would be complementary to wider aspirations to diversify the local economy and bring in more highly skilled and professional jobs. This is to be facilitated by the provision of Prestige Employment Sites, such as Lincs Gateway at Spalding, as well as a broadening of the knowledge-based employment cluster, with the development of the food Enterprise Zone in Holbeach. However, it is necessary to improve the range of housing available to people who may work on these sites, and this atypical housing site is an opportunity which should be embraced. With regard to the site's delivery, we note the following:

A suitable highway access can be constructed from Dam Gate.

Surface water would be accommodated within the site using SuDS techniques.

The site can accommodate around 175 dwellings, whilst complying with all of the Council's policies, such as providing suitable areas of public open space, generous private garden areas, a very high quality public realm, and the retention of protected trees and other important landscape features. It would also provide a mixture of market and affordable housing, including family and executive homes.

The site is entirely developable and deliverable. In addition, we note that the SHLAA 2016 concluded the following:

It will not have adverse impacts on built or historic assets.

It will not lead to the loss of, or place unacceptable burdens on, existing infrastructure.

It is accessible to the town's existing services and facilities.

Services and facilities are also accessible by foot, bicycle and public transport. The site lies within Flood Zone 3a,

but this is also true of several of the potential housing sites identified around Holbeach. The Council have already concluded that the wider applicability of this flood zone to potential housing sites in the area, and the need for residential development, mean that this site passes the flood risk sequential test, and so is suitable for development.

We believe that Sites Hob045 and Hob052 should be identified by the Local Plan as a housing allocation.
