

Post_title: **27: Tydd St Mary**

ID1: 1626 comment_author: Cllr C Brewis

comment content:

The move to have virtually all Tydd development in Tydd St Mary rather than Tydd Gote has, as far as people I have met are concerned, been received very favourably. If there were a need for more housing land, provision could be achieved on land to the south the current proposal, and to the east of Worlds End Road.

Officer Comment:

1. The responses are concerned about the proposed housing target of 200 and its impact on the character of the village and the ability of services and facilities to cope.
2. All the sites are in flood zone 3a and the three sites Tyd003, Tyd006 and Tyd008 have no hazard for flood hazard and depth. The Environment Agency has said a classification of 'no hazard' may not be correct. However, they do also say that there is no apparent hazard from tidal/fluvial sources. The two IDBs do not advise of serious problems. They would therefore, be the sequentially appropriate sites.
3. However, Tyd003 and Tyd008 affect the character of the conservation area. Historic England raise this issue and advise further investigation is required. Tyd008 is hedged but nonetheless its development affects the open character of the junction of Rectory Road and Common Way. Tyd006, owing to its scale, has a significant impact on the character of Rectory Road, which runs down the edge of the conservation area. This is ameliorated by a belt of trees along the road side, but the views out into the countryside will change.
4. The comments relating to the school capacity are supported by the County Education department. Some comments refer to sewerage capacity issues. Anglian water advise that Tyd003 and Tyd008 require the foul sewerage network to be upgraded but Tyd006 and Tyd014 would not. As Tyd006 would be an in cohesive extension to the village without Tyd003, this suggests that Tyd014 would be the best site for sewerage and the reduced numbers would assist with the impact on the primary school.
5. Tyd014 has a flood hazard of Danger for some and a

Officer Recommendation:

Due to these comments it is considered that a change to Tydd St Mary's housing requirements is required and the Local Plan should identify housing allocations in Tydd St Mary for 40 dwellings between April 2011 and 31st March 2036.

flood depth of 0.25-0.50m. Anglian water has advised that surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems. The surface water flooding maps suggest surface water flooding on this site is no worse than elsewhere. Owing to the recent development close to this site to the north and east, development would be more in character with the location, than development along Rectory Road. Also Low Gate has been improved in this location and so highway costs would be lower.

ID1: 1627 comment_author: Robin Howes

comment content:

I approve of the suggestion to locate almost all of Tydd parish's development in Tydd St Mary. I know how difficult are the accesses in to Tydd Gote of Middle Road and Station Road, without any additional development. Several accidents have taken place at these two locations over the years. We and Mr Graves own land to the south of the suggested area of development in Tydd St Mary. Were there a need for additional land we would be prepared to see that portion between the house on the East Side of Worlds End and the house at the end of Worlds End included.

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ID1: 1628 comment_author: Carl Wilson

comment content:

Tydd St. Mary is a lovely village with a good community spirit. The worry I have is that if we give the green light for the development of 200 houses over the next 20 years we will open the village up to be abused by developers. Ten houses per year would be acceptable as long as local services keep pace with this. The school for one would never be big enough to cope with the demand. My worry is that a large developer will come in and build up to 200 houses in a very short period, thus completely ruining the whole social fabric of the village. I understand the need for more housing but feel that 200 is just too many, when other villages (strangely where district councillors live) have only 0 - 50 proposed in the same period. Reduce it to 100 houses and put a limit on how many are built in any one time. PS: Don't agree with the Tydd Gote comment from Cllr Brewis. Surely development should be shared.

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ID1: 1629 comment_author: Clive Browne

comment content:

I have not had chance to read the whole of the plan yet but I have read the proposals for Tydd St Mary and whilst I agree that there is a need to build additional homes there needs to be some thought given to the detail for each proposal rather than just the overall view. There have only as you say been 2 new houses built since 2011 but do not forget prior to that between 2005 & 2009 an additional 67 houses were added when the estate on Kiln Drive was built so Tydd St Mary has had development probably more than some of its surrounding villages. The sewage system needs upgrading before any houses can be built. As soon as there is any heavy rainfall the system requires Anglian Water to engage 3rd Party contractors to pump the system to empty. The Primary School is already at capacity so consideration would need to be made for the education of any children moving to the village. What about the road network? I see there is talk of work being done to Rectory Road but if 200 homes are to be built that could potentially equate to a further 400 cars given that most families now have 2 cars. The current road infrastructure would struggle and the junction of the village with the A1101 already has a number of collisions annually. I personally think that the best solution for the village would be to build another small development of around 70-100 houses and ensure that the developer has strict guidelines on how it should be built. The beauty of the last development in the village was that it didn't turn out to be houses with Postage Stamp sized plots which would have ruined the village and turned it into just another place to live.

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ID1: 1630 comment_author: Kerry Burton

comment content:

This is crazy where are all the children that are going to live in these houses going to go to school the local school is already turning children away? Having a young child that will be starting school soon I worry that she will not be able to attend the school in the village she lives in. I agree with Carl Wilson 10 houses per year would be acceptable.

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ID1: 1631 comment_author: Richard Talbot

comment content:

I would like to point out some issues with the Tydd St Mary proposed developments :

- a) The village school is fully subscribed at the present time as we have had at least 80 new houses built in the last 8 years .
- b) The sewage system at present cannot cope with the present volumes and many times in a year fails and our local house system backs up and we cannot use our toilets.
- C) The road off church way called Lowgate is not wide enough to take 2 vehicles at one point which is needed for the proposed development off Lowgate.

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ID1:

1632

comment_author: Historic England

comment content:

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

Officer Comment:

Tyd003

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

2. The Sustainability Appraisal places this site last with only one positive impact and seven negative impacts.

Tyd006

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

2. The Sustainability Appraisal places this site third

Tyd008

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

2. The balance between Tyd008 and Tyd014 is:

- Flood risk against the impact on the character of the

Officer Recommendation:

Tyd003

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

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

Tyd006

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

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

Tyd008

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

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

village and impact on the character of the conservation area,

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

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

ID1: 1633 comment_author: Mouchel Consulting

comment content:

Our client Lincolnshire County Council supports the general principles of the emerging South East Lincolnshire Local Plan (the Local Plan). However, we consider that the sites listed below and, detailed on the attached location plans, should be considered appropriate for inclusion as sites for residential development. These sites are:- Holding 102 L: Angle Farm (Tydd St Mary)

In relation to any of the sites which are within Flood Zone 2 or 3. National Planning Policy Framework and its associated Planning Practice guidance, along with proposed Policies 4 Strategic Approach to Flood Risk and proposed Policy 28 Climate Change and Renewable and Low Carbon Energy, of the Local Plan, address development in flood zones. These policies allows for residential development to take place in Flood Zone 3, subject to its compliance with the required Sequential and Exception Tests. All of the sites are in the single ownership of Lincolnshire County Council, which makes them more attractive to potential developers, thereby improving their deliverability status. The development of these sites 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. With regard to the site identified as Angle Farm this site, which is well related to the existing settlement of Tydd St Marys, is considered to be an appropriate extension of the built area and should be considered as a potential housing site.

Officer Comment:

This has been registered as Tyd015 in the SHLAA.

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

Officer Recommendation:

The site should not be taken forward as a Preferred Housing Site.

ID1: 1634 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: Tyd003 in Tydd St Mary. 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:

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2. The Sustainability Appraisal places this site last with only one positive impact and seven negative impacts.

Officer Recommendation:

Conclusions on site Tyd003 – It is considered that site Tyd003 is not a suitable Potential Housing Site in Tydd St Mary, and that it should not be taken forward as a Preferred Housing Site because:
• Of its size, negative impact on the character of the village and conservation area in addition to its poor Sustainability Appraisal score.

ID1: 1635 comment_author: Tydd St Mary Parish Council

comment content:

The Planning Minister Brandon Lewis MP stated on 18 January 2016 that Planning should be locally led and the Parish Council feel that this should be the ethos for planning in South Holland rather than be developer led. The council feel that to have such large swathes of Lincolnshire County Council land and other large areas in such a prominent area of the village laid down to new development will affect the village centre and detract from the conservation area which includes the parish church, a 16th century cottage, historical terraced houses and homes of historical interest i.e. Tysdale Manor, Coach house, Rectory House etc. They and their parishioners feel strongly that the infrastructure cannot take more development. There is little bus service to the village and this is currently being reviewed with a view to a decrease in service. The local school is full and is subject to a waiting list and there are issues with parking due to the school and also speeding traffic using the village as a rat run. To increase any traffic would be totally unacceptable and dangerous to residents. Despite public outcry and a promise from SHDC Members at a Public Meeting a large development was forced onto the village some years ago which further impacted on the sewerage system and was built on a large pond and land liable to flooding. It was also out of keeping with the remainder of the village. To develop the land indicated in the Draft Plan as development land would mean a small village will be surrounded by modern housing estates and in theory increase the population by 75%. and traffic by 150% on the basis of each dwelling having 2 vehicles. Tydd St Mary is a rural village and the majority of residents live there because they want to live in a quiet

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place with little lighting and a sense of isolation. To develop the village further will turn it into an urban village and it will be spoilt. The council encourage the development of infill sites or the restoration of old buildings i.e. barns etc. but object vociferously to any large development. The land is a Flood Risk 3. Local services can be accessed in Long Sutton and Sutton Bridge but again there is little access by bus and the infrastructure in both of these towns are already stretched with difficulty in obtaining doctors appointments, restricted school places etc. There are no employment opportunities in the villages and very little in nearby settlements. The council and parishioners feel that any development of more than 3 dwellings in the village is not acceptable.

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ID1: 1636 comment_author: Steven Ball

comment content:

Tydd st Mary is beautiful village with a lot of heritage, history and conservation areas (like many other lincolnshire villages you are also planning to ruin in the county) and our close knit community generally chose to live here for that very reason. We have already received our share of development in recent years with the construction of the Kiln drive estate which is comprised of 60+ properties. Something I think you have (conveniently) failed to mention on your website documents. I believe that there is not a shortage of houses in England, just too many people, but that's a different issue. I would suggest that if you really feel the need to construct, I recommend that you expand local towns where people are used to a larger community and where there is already infrastructure i.e. Suitable roads, services, amenities, schools, sewage systems etc, unlike our picturesque Hamlet you are planning to blight with modern properties which will obscure the beautiful rural views that we enjoy.

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