

Post_title: 05: Holbeach

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

ID1: 137 comment_author: John Melton

comment content:

WITH RESPECT I WOULD TO ASK IF THE MILL LANE SARACEN'S HEAD HOLBEACH SPALDING, COULD BE CONSIDERED AS ACCESS ONLY!

MY REASON ARE THAT THE AMBULANCES CANNOT GET OUT THE LANE IN AN EMERGENCY AND HAVE TO PULL OFF ON THE GRASS VERGES AS THEY ARE NOT ANY "PASSING POINTS IN MILL LANE" FOR AMBULANCE VEHICLES

I CAN IMAGINE THAT WHEN THE A151 A17 DEVELOPMENT STARTS THIS MILL LANE WILL BE USED AS A BOLT HOLE, AS IT IS NOW, BUT WE SUFFER IN SILENCE. WHO WOULD WANT TO GO AROUND TWO ROUNDABOUTS TO BE CONSTRUCTED!

THE HOSPITAL AND RESIDENTIAL HOUSES SHAKE WHEN LORRIES USE IT, THE SIGN AT THE A17 CLEARLY STATE (not suitable for hgv vehicles) THIS NEEDS TO BE ACTION NOW PLEASE BEFORE WORK GETS STARTED

I HAVE SUGGESTED THIS TO ALL COUNCILS, BUT I GUESS CUT BACKS IN FINANCE HAS STOPPED IT, ALL HAVE SAID WHAT A VERY GOOD IDEA!

WHIST THE TARMAC IS BEING REMOVED FROM THE A17 A151 AND IT NEEDS TO BE PUT SOMEWHERE WHILST HOT I WOULD SUGGEST THAT DARK LANE BE MADE UP TO A BETTER STANDARD FOR WALKERS. AND TRACTORS FOR THE FARMERS,

LAST BUT NOT LEAST BOSTON ROAD NOTH IS A RACE TRACK NEEDS TO BE CALMED DOWN, FROM RACING

Officer Comment:

Your comments are not ones that we can deal with under the Local Plan as they relate solely to highway matters that are beyond our control. Your comments have been forwarded to Lincolnshire County Council Highways Department (22/07/2016) because they will be involved in managing the highway works at Peppermint Junction and the control of traffic nearby.

Officer Recommendation:

No change to the approach is required.

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CARS AND HEAVY HGV WE HAVE HAD THE ELECTRICITY POLE SHARED WITH TECOMMS DOWN TWICE THIS YEAR ALONE AND THE HOSPITAL HAD TO SWITCH TO GENERATORS AND WE WERE OF POWER SEVERAL HOURS.

PLEASE DO NOT IGNORE THIS REQUEST, SOMEONE HAS TO SPEAK UP ABOUT THE SITUATION.

ID1:	138	comment_author:	Don Scott
comment_content:	Officer Comment:	Officer Recommendation:	
As a resident of Holbeach I would like to point out errors in the following sections in relation to local transport: - 1 Hob023 It is suggested that there is a bus service in Boston Road South, however this is misleading as there is only a school/college service that operates in term time and once a day. This gives a false impression of public transport facilities available 2 Hob039, Hob044 and Hob051 It is suggested that there is a bus service in Barrington Gate, Wignals Gate and Cecil Pywell Avenue, however this is misleading as there is no such service. This gives a false impression of public transport facilities available Apart from the CallConnect service the only regular bus route that serves Holbeach is the Route 505 from Kings Lynn to Spalding.	Hob023: The SHLAA identifies that there are bus stops on Boston Road South, no reference is made to the extent of services. The existence of bus stops can indicate that there is a service, or that potential for a new service or extension to a service could exist should funding permit in the future. Hob039, Hob044, Hob051: 1. the SHLAA identifies that there are bus stops on Barrington Gate, Wignals Gate and Cecil Pywell Avenue, no reference is made to the extent of services. The existence of bus stops can indicate that there is a service, or that potential for a new service or extension to a service could exist should funding permit in the future.	Hob023, Hob039, Hob044 and Hob051 are not some of the more suitable housing sites in Holbeach and should not be taken forward as a Preferred Option Housing Allocation.	

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ID1:	139	comment_author:	Mr & Mrs Gibbons and Mr & Mrs		
comment_content:	Hob004 - We are the joint owners and have no objections to the land being adopted. It will clean up the site and stop problems cause by vandals in this area.	Officer Comment:	The owners support for Hob004 is noted. The site contains some underused and vacant buildings. Development would help enhance the immediate site and its environs which should be of a benefit to the local area.	Officer Recommendation:	Hob004 is one of the more suitable housing sites in Holbeach and should be taken forward as a Preferred Option Housing Allocation.

ID1:	140	comment_author:	Mr and Mrs Penney		
comment_content:	Fle007 and Hob052 - Residents in Branches Lane (a private road in Fleet) have reported near misses by vehicles using the road as a rat run and with no footpath it is dangerous to walk down the road especially at dusk or when the sun is low in the sky. If the smaller area is approved and built on then Branches Lane needs upgrading and to be adopted by the Council. If the larger area is allowed then the area would need a school and some addition of medical services (a combined doctor/dentist surgery) would help not only the new areas but the existing community. The size of the relevant areas is important as the additional medical/educational facilities needed would have to reflect the number of new residents.	Officer Comment:	The Highways Authority identifies that 'Branches Lane is a Highway that is Maintainable at the Public Expense' so is not a private road. The Highways Authority identifies that the 'the suitability of Fle007 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 Local Plan will have to demonstrate how arising infrastructure needs will be met. This will be evidenced through the Infrastructure Delivery Plan. The SHLAA classifies site Hob052 as being undevelopable, and consequently the site was not put forward as a Preferred Housing Site in the July 2016 consultation. This objection does not raise any issues that suggest that the previous approach taken to this site was inappropriate. It is therefore considered that sites Fle007 and Hob052 should not be taken forward as 'Housing Allocations'.	Officer Recommendation:	Fle007 and Hob052 are not some of the more suitable housing sites in Holbeach and should not be taken forward as a Preferred Option Housing Allocation.

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ID1: 141 comment_author: Councillor Francis Biggadike

comment_content:

I oppose the identification of site Hob002 (Manor Farm, Holbeach) for development. I consider that the proposal to build 900 dwellings and a school on this site and rely on a sustainable drainage system (SuDS) will not be sustainable in perpetuity, when the builders have destroyed all the land tiles that are laid one chain (22 yards) apart. These land tiles have drained surface water off into the dykes and then into the Holbeach River to enable the land to be farmed and the water table to be lowered in times of high rainfall (such as the storm experienced on the evening of the 20th July 2016, when streets in Holbeach were like rivers and hail-stones as large as beans broke conservatory roofs and damaged solar panels and caravan roofs).

I could support a limited part off Hallgate, where surface water could be run off into the Holbeach River, but not SuDS or putting surface water into the sewerage system.

Officer Comment:

Site Hob002 has been granted outline planning permission. During the consultation for this application the South Holland Internal Drainage Board identifies that 'the Board do not object in principle to the proposed development; however the Board does require more information from the applicant and their proposed application regarding the details of the scheme before it can issue any consents regarding the proposed development and associated works.' The Environment Agency identifies that 'the proposed development will only meet the requirements of the National Planning Policy Framework in relation to flood risk if the following conditions are applied to any planning permission granted.' These include compliance with the approved Flood Risk Assessment and Drainage Strategy and include the requirement to use SuDS. Therefore it is considered that should planning permission be granted, the discharge of a range of conditions relating to the disposal and management of surface water are considered to be satisfactory to ensure that the land and adjacent properties experience no adverse impacts of surface water run-off.

Officer Recommendation:

Hob002 is one of the more suitable housing sites in Holbeach and should be taken forward as a Housing Commitment.

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ID1:

142

comment_author:

Robert Doughty Consultancy

comment_content:

We note and support the proposal that the land to the west of Holbeach is considered as a single allocation as Hob048 under Policy 7.

We also support the proposal that the site is subject of a specific policy as a Sustainable Urban Extension similar to Policy 13.

We also support the intention to remove the designation of part of the site as greenspace under Policy 30, as and when the site is formally allocated.

We also note and support the conclusion that part of the site could be accessed from existing estate roads, subject to their being no new direct link to the A151. This is in accordance with the masterplan prepared for the site, which forms the basis for the application for 650 dwellings (Application No. H09-O468-16) for part of the site, which is currently under consideration by South Holland District Council.

Officer Comment:

Support for Hob048 and for the addition of a new Sustainable Urban Extension policy is noted. 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 'preferred' site, 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 access provision is noted. It is acknowledged that a planning application for part of the site has been submitted.

Officer Recommendation:

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

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ID1: 143 comment_author: Lincolnshire County Council

comment_content:

Hob048 - The County Council support the allocation as a landowner of part of the allocated site.

Officer Comment:

The owners support for Hob048 and its future allocation is noted.

Officer Recommendation:

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

ID1: 144 comment_author: Anglian Water

comment_content:

A number of the proposed housing allocations in this area are expected to require improvements to the existing water supply and/or foul sewerage network to enable development to come forward on these sites. Please refer to the enclosed spreadsheet [received via email] for detailed comments relating to these sites.

Officer Comment:

The Local Plan will have to demonstrate how arising water and sewerage infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it.

Officer Recommendation:

No change required to site selection. Further work will be undertaken in the IDP to incorporate Anglian Water's concerns.

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ID1: 145 comment_author: Ashley King Developments

comment content:

Hob045:

We have previously submitted representations relating to this site, in response to the consultation in January 2016. These responded to comments in the Council's SHLAA which suggested that the site was unsuitable for development. We are sorry to see that similar comments have been repeated in the Council's July 2016 update of the SHLAA, which accompanies the current consultation.

We would also like to draw the Councils' attention to the fact that a planning application has now been submitted for residential development on this site (reference H09-0332- 16). That application is accompanied by documentation, including our own Supporting Planning Statement, which explains why the site is entirely suitable as a location for residential development.

We address the comments in the latest iteration of the SHLAA below.

1. The southern boundary is parallel to a former railway line. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation. A contaminated land survey is being prepared in relation to this site, in support of the current planning application. It is anticipated that, should there be any contamination within the site, this can be addressed through suitable mitigation measures, which

Officer Comment:

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 preferred sites.

It is acknowledged that a planning application is under consideration by the Council for Hob045. In response: a. The SHLAA identifies that 'the site is on a list of potentially contaminated sites requiring further investigation,' so a contaminated land survey is welcome. The District Council's Environmental Health Service will need to be satisfied that any contamination can be mitigated. As the contents of the survey and its recommendations are not known, it is not accepted that the findings would prevent the site from being developed for housing; b. A density of 175 dwellings is broadly consistent with the SHLAA which identifies that the site should accommodate 171 dwellings at 20 dwellings to the hectare. Retention of protected trees and the provision of open space is noted; c. The SHLAA states that the Highways Authority identifies that 'a suitable access could be provided. The road might require minor widening and realignment at the access point. The existing footway would require extending. A watercourse at the frontage would need to be bridged and substantial trees might be affected. It is large area of land to be developed with one access point.' Through a Transport Assessment for the site the Highways Authority will need to be satisfied that a safe access solution can be achieved. The developers intent to make

Officer Recommendation:

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

Hob045 is not one of the more suitable housing sites in Holbeach and should not be taken forward as a Preferred Option Housing Allocation.

would be agreed with South Holland Council's Environmental Health Department. This is not a constraint which would prevent the site from being developed for housing.

2. The site has a parkland character and its development would potentially involve the loss of some mature trees. This is because they are tall and dwellings would have to be located well away from the trees to be beyond their falling distance.

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 a low density of around 20 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.

3. It is a large area of land to be developed with one access point.

The proposed development, of 175 dwellings, can be delivered from a single access point. The Highway Authority has provided a formal response to the current planning application which requests some alterations relating to footpath connections and the use of shared surface areas. However, they have not raised any objection in principle to serving the proposed development from a single point of access, and they have confirmed that the requested footpath can be provided

the site available and for the development to be achievable is noted. The size of the site means that through good design a mix of homes can be provided to meet identified local needs.

within highway land.

Notwithstanding the points raised above, we note that the latest iteration of the SHLAA still concludes that this site is both 'available' and 'achievable', and we support these conclusions. As we have set out in relation to the planning application, and in our previous representations, we believe that this site is an entirely suitable location for residential development.

In particular, the high quality of its environment, facilitated by a low density development and the retention of existing mature landscape features, can provide a highly attractive place to live. This can make a valuable contribution towards the range of types of housing available locally. It would 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. 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.

Our previous representations regarding the overall housing target for South Holland District suggested that the proposed level of provision is an under-estimate of that which is required to meet the need for housing. Our previous representations also suggested that, as

Holbeach is one of the most sustainable locations for development in the Plan area, it would be suitable as a location for a higher housing target. The latest proposals do not suggest any significant change to the housing target for Holbeach, or the overall level of housing proposed. We therefore respectfully request that this site should be included as a further allocation, in order to help ensure that local housing needs are met.

Hob003:

This representation relates to the land at Low Lane, in Holbeach. This land is also referred to as SHLAA site Hob003. We have previously submitted representations relating to this site, in response to the consultation in January 2016. These responded to comments in the Council's SHLAA which suggested that the site was unsuitable for development. We are sorry to see that similar comments have been repeated in the Council's July 2016 update of the SHLAA, which accompanies the current consultation.

We address the comments in the latest iteration of the SHLAA below.

1. The site currently provides a 'buffer' between the town's built-up area and the A17 bypass. It is unlikely to offer a satisfactory residential environment, as the proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on this site by way of noise.

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. South Holland Council's Environmental Health Officer has responses to the planning application to request that the noise mitigation measures proposed in the report are required by a planning condition.

As this specialist report concludes that there are no reasons to refuse a planning application on the basis of noise, it is not appropriate for the SHLAA to conclude that this is a matter which could not be mitigated, or that it would render the site unsuitable for housing.

2. Owing to the height of the planting on the side of the A17 and the height of any development fronting onto Low Lane the likely rear gardens will be shaded from sunlight throughout the year

Environmental Health Officers have not raised any objections to the principle of accommodating residential development on this site due to a lack of sunlight. This would not be a sustainable reason for refusing the planning application, and so it is also not a reason for the SHLAA to conclude that the site is not suitable for residential development.

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.

Our previous representations regarding the overall housing target for South Holland District suggested that the proposed level of provision is an under-estimate of that which is required to meet the need for housing. Our previous representations also suggested that, as Holbeach is one of the most sustainable locations for development in the Plan area, it would be suitable as a location for a higher housing target. The latest proposals do not suggest any significant change to the housing target for Holbeach, or the overall level of housing proposed. We therefore respectfully request that this site should be included as a further allocation, in order to help ensure that local housing needs are met.

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ID1: 146 comment_author: Lincolnshire County Council

comment content:

LCC is pleased to note that the proposed Food Enterprise Zone (FEZ) to the west of the A151 is clearly identified as a Proposed Mixed Use Employment Site on the Inset Map 5 for Holbeach, with the area amended as requested, and that land to the east of the A151 is identified as a preferred housing site.

The development of these sites to the east and west of the A151 is a major growth opportunity for Holbeach and will create up to 900 new homes as well as high quality employment space. The employment land has been earmarked for the creation of a FEZ, which will have a focus on the agri food sector. This is a key sector in South Lincolnshire and the FEZ meets a number of key priorities identified in the GLLEP Economic Plan. Both developments are fully supported by Lincolnshire County Council and the authority is taking a lead role in their delivery.

It is also suggested that it may be appropriate to take a long term view and identify additional land immediately adjacent to the proposed FEZ site for future allocation once the FEZ is built and additional space is needed.

It is noted that there are only minor changes to the distribution of new housing proposed in the January 2016 consultation on the draft Local Plan. At that stage our representations argued for higher housing provision in Holbeach. Although only a small increase is proposed LCC welcomes the selection of both main housing sites in Holbeach as Preferred Sites. The text of the Holbeach housing paper does not

Officer Comment:

The landowner notes that the proposed Food Enterprise Zone (FEZ) is clearly identified as a Proposed Mixed Use Employment Site on the Inset Map 5 for Holbeach, with the area amended as requested, and that land to the east of the A151 is identified as a preferred housing site. The development of these sites to the east and west of the A151 is a major growth opportunity for Holbeach and will create up to 900 new homes as well as high quality employment space. The employment land has been earmarked for the creation of a FEZ, which will have a focus on the agri-food sector. This is a key sector in South Lincolnshire and the FEZ meets a number of key priorities identified in the GLLEP Economic Plan. Both developments are fully supported by Lincolnshire County Council and the authority is taking a lead role in their delivery. It is also suggested that it may be appropriate to take a long term view and identify additional land immediately adjacent to the proposed FEZ site for future allocation once the FEZ is built and additional space is needed.

Officer Recommendation:

HO002 Holbeach Food Enterprise Zone is one of the more suitable employment sites in South Holland and should be taken forward as a Preferred Option Main Employment Allocation.

clearly state that, as shown in the trajectory, this would lead to significant overprovision, to be phased beyond the Local Plan period on both sites.
