

Post\_title: 26: Tydd St Mary

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

ID1: 483 comment\_author: Mary and Jim Fairbairn

## comment content:

We moved to Tydd St Mary in 2009 from Wales due to relocation with a job. We spent a great deal of time looking at the local area as we wished to find somewhere that was quieter and more rural than where we lived previously. On finding our bungalow off Lowgate, we were delighted to feel part of the village from day 1. It had everything that we wanted from lovely areas to walk our dogs, peace and friendly neighbours. The fact that we were also lucky to have a good pub and a shop were plus points we had not expected. We have continued to enjoy our life here but now feel very strongly that this proposed development will change the identity of the village that we have taken to our hearts.

All that aside, we feel that there are some very strong reasons for why this proposed site would not be the ideal location for this development.

1. We have noticed that the field floods during heavy rain which then causes the drain along Lowgate to become overworked. This in turn has meant that Anglian Water have regularly had to pump the pots out. The drainage system seems to struggle constantly as it is and the building of a further 31 houses we feel would only exacerbate this problem.
2. Lowgate itself is already at times a very busy road as well as by some a bit of a race track. Add to this the buses that occasionally use it and the farm vehicles that pass up and down daily and then a further potentially 60 cars from the 31 properties that you propose and it will become an awful proposition. It will make trying to leave and enter your own drive an impossible task as

## Officer Comment:

The proposed amount of growth is much reduced from previous proposals and considered to be proportionate to the existing population. The site was chosen because it has an improved access at the junction of Low Gate and Cross Gate / Church Way as well as a partially formed junction into the site. It also does not affect the conservation area, which other sites do. The surface water mapping indicates the site has a small area close to number 10 Low Gate. The field is no worse than many others and is better than some areas that are already developed. The developer of the site will consider flooding and drainage issues with Anglian water and Lincolnshire County Council who will approve the agreed scheme. Issues relating to schools and medical services are common to all settlements. Tydd St Mary is considered to have a relatively good range of services comparable with other Minor Service Centres and developers will be required to improve infrastructure and may be required to contribute to extensions to premises where their impact justifies improvement. We are awaiting advice from those services as to their requirements.

## Officer Recommendation:

It is considered that site Tyd014 is a suitable Preferred Housing Site in Tydd St Mary and that it should be taken forward as a Housing Allocation because:

- Low Gate has been improved with a suitable gap for access, improving the viability of the site. A modern development of 31 dwellings would be in character with this part of the village where development has recently been undertaken. It is separated from the Conservation Area and would not thereby affect the character of the Conservation area and the setting of Minerva House has already been affected by recent 20th Century development. The Sustainability appraisal scores the site as second. However, the site has a worse flood depth and hazard than the other three sites.

well as increasing the possibility of accidents. The access onto Lowgate from Church Way is also too narrow for 2 cars to pass easily.

3. The access road for this proposed development will run between our bungalow and the house on the other side of the gap. How were we not made aware of this before receiving the intouch leaflet the day before the public consultation meeting in Long Sutton which we were unable to attend due to work commitments. There has been no other communication received which is disgusting considering how much this proposed development will affect us.

Local services such as Schools and doctors are full to capacity and would struggle to cope with the extra residents. This would have a detrimental effect on current residents by increasing the demands on these services.

4. Although we do not have school age children ourselves, we have friends who do and as such we know that the extra influx of children would put an unacceptable strain on the school when they are already having to use portacabins and turn away children as they do not have the room for them.

5. The nearest doctors is in Long Sutton and it is a good job that both of us are healthy as the few times that we have needed to make an appointment in the last few years have been a nightmare with sometimes having to wait 2 weeks. Dentists are equally as difficult as recently I have had to wait 6 weeks for an appointment. So to say that facilities can be accessed in Long Sutton is a joke.

All in all, we feel that this proposed development will have a detrimental affect on the village as a whole and

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will change the infrastructure of the village in an unacceptable way. Please consider these points when making your decision and we urge you to reject this application.

ID1: 484 comment\_author: Tydd St Mary Parish Council

comment content:

Tydd St Mary Parish Council and residents welcome the revised reduction in preferred housing sites and accept the new figure of 40 new dwellings in the parish during the life of the Local Plan.

However, they would wish to see housing that is affordable for young local families so that they can remain resident in the parish in which they were born if they so wish.

Officer Comment:

The support is welcomed.

Officer Recommendation:

Given that no challenge has been made to Tydd St Mary's, it is considered that the Local Plan should continue to identify housing allocations in Tydd St Mary to provide for 40 dwellings between 1st April 2011 and 31st March 2036.

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

ID1: 485 comment\_author: Mr G R Merchant

## comment content:

My observations concern the proposal to site development in Tydd St Mary at what I will refer to as 'behind the development at the North Western corner of Drawdyke and Lowgate' Tyd014.

There is concern locally that the location is both small and separated from the main part of the village. Which is centred around the public house, shop and church.

Whilst I thought the original location to the Eastern side of Rectory Road was satisfactory. I can understand the point made about the Northernmost part of the site impacting on the views of one of Britain's most attractive small churches.

However the area which is roughly to the West of Worlds End Road and Rectory Road, opposite the junction of Hix's Lane, has no such problems, and would be infinity preferable for two reasons: It is more easily accessible to and from village facilities, and b) would allow a slightly greater allocation of homes to sustain the few facilities which we have in Tydd St Mary.

I would welcome your views on this, and would be prepared to attend and inquiry looking into the matter when it g s to the Inspector.

## Officer Comment:

This is one of four points that refer to an area located along Worlds End Road and Rectory Road. A plan that accompanied some of the responses included Tyd006 (their site) and the frontage of Tyd003, which is owned by the County Council, who have not commented on the site not being put forward as a Preferred Housing Site. The site does not relate well to the shape of Tydd St Mary as it will be on the eastern side of Rectory Road, when development is on the west and it will also extend much further south than is currently the case in this location. In addition Worlds End Road will require significant improvement. The Preferred site is behind existing development and has an improved highway.

## Officer Recommendation:

It is considered that site Tyd014 is a suitable Preferred Housing Site in Tydd St Mary and that it should be taken forward as a Housing Allocation because:

- Bow Gate has been improved with a suitable gap for access, improving the viability of the site. A modern development of 31 dwellings would be in character with this part of the village where development has recently been undertaken. It is separated from the Conservation Area and would not thereby affect the character of the Conservation area and the setting of Minerva House has already been affected by recent 20th Century development. The Sustainability appraisal scores the site as second. However, the site has a worse flood depth and hazard than the other three sites.

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ID1: 486 comment\_author: Anglian Water

comment\_content:

The proposed housing allocation in this area is expected to require improvements to the existing water supply and foul sewerage networks 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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# South East Lincolnshire Local Plan 2011-2036 Draft for Consultation July 2016

ID1: 487 comment\_author: Robin Howes

## comment content:

I respond to the request for observations on the draft South East Lincolnshire Local Plan.

My observations concern the proposal to site development in Tydd St Mary at what I will refer to as 'behind the development at the north western corner of Drawdyke and Lowgate'.

There is concern locally that the location is both small, and separated from the main part of the village, which is centred around the public house, shop and church.

Whilst I thought the original location to the eastern side of Rectory Road was satisfactory, I can understand the point made about the northernmost part of that site impacting on the views of one of Britain's most attractive small churches.

However, the area which is roughly to the west of World's End Road and Rectory Road, opposite the junction of Hix's Lane, has no such problems, and would be infinitely preferable for two reasons: It is more easily accessible to and from village facilities, and (b) would allow a slightly greater allocation of homes to sustain the few facilities which we have in Tydd St Mary.

I would welcome your views on this, and would be prepared to attend any inquiry looking into the matter when it gets to the Inspector.

## Officer Comment:

This is one of four points that refer to an area located along Worlds End Road and Rectory Road. A plan that accompanied some of the responses included Tyd006 (their site) and the frontage of Tyd003, which is owned by the County Council, who have not commented on the site not being put forward as a Preferred Housing Site. The site does not relate well to the shape of Tydd St Mary as it will be on the eastern side of Rectory Road, when development is on the west and it will also extend much further south than is currently the case in this location. In addition Worlds End Road will require significant improvement. The Preferred site is behind existing development and has an improved highway.

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ID1: 488 comment\_author: Cllr C Brewis

## comment content:

I respond formally notwithstanding that I am a reserve county member of the SELP committee. In Tydd St Mary, I remain concerned that the proposed allocation for housing is both too small, and too removed from Tydd St Mary's limited resources, the Church, the Five Bells Inn, and the Village Shop. I understand the reason for reducing the area which we proposed off Rectory Road, but feel that a smaller proportion of that land, towards its southern (Hix's Lane and World's End Road) end would both serve future residents better, in that they would be closer to the hub of the village, and would allow a slightly larger allocation to sustain an attractive village which I used to represent on the District Council.

## Officer Comment:

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ID1: 614 comment\_author: Mr G R Merchant

## comment content:

This reply to the Local Plan consultation refers to the areas of the land designated as part Tyd003 & Tyd006 which makes more logistically accessible and deliverable than the preferred site of Tyd014. See attached annotated plan.

The proposed plan has frontage onto Rectory Road and Worlds End Road with all services available and could be delivered immediately — D & R Property Services are prepared to promote and develop this scheme.

As with all rural villages in South Holland facilitates are always in danger of survival, therefore, an increase in housing needs to be created sooner than later — open market and/or affordable housing.

In summary this response to the Local Plan is that the land owners are making the land available in the short term as a 'windfall' site to help satisfy the future housing numbers for South Holland.

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