

Post_title: 45: Holbeach Drove

ID1: 521

comment_author: Matrix Planning Ltd.

comment_content:

1. **SUPPORT** is GIVEN FOR HOLBEACH DROVE'S PLACE IN THE SPATIAL STRATEGY as an 'Other Service Centre' where development will now be permitted that supports its role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. The village has modest growth potential. The settlement will readily accommodate substantial new housing. Expansion of the village meets present sustainability criteria.

2. **SUPPORT** IS GIVEN THE PRESENTLY PROPOSED DEVELOPMENT BOUNDARY. Between two and four houses may be accommodated on the frontage of the Nursery Site, Main Road north side. Paddock use can be made of the land to the rear

3. **ALTERNATIVE SUGGESTION:** As more housing can readily be accommodated to the rear, it is open to the Council to extend development boundary to include this additional site to secure development in depth.

4. **A** separate submission is sent by email with additional information about the site boundaries and the potential for including in the new development boundary additional land to the rear of Main Road Nursery.

Officer Comment:

Holbeach Drove is defined as an Other Service Centre and Settlement. The settlement boundary includes opportunities for infill development as is acknowledged by the Objector. No further extension of the settlement boundary is supported as it is considered that the Local Plan provides more sustainable sites in the Main and Minor Service Centres to meet the housing needs of the area.

Officer Recommendation:

No change to the Local Plan is recommended.

The above comments are made for the owner (Mr S Harris) of Site of Main Road Nursery, north side of Drove Road, Holbeach Drove, PE12 OPS.