South Holland District Council

REVIEW OF THE PLANNING POLICIES FOR THE SMALLER VILLAGES

HOLBEACH ST JOHNS

INTRODUCTION

South Holland District Council is continually reviewing its planning policies for the development of the many smaller villages in the District. There are more than 40 of these smaller villages, each with its own characteristics and community, and particular development needs.

The overall strategy for new development in the District rightly concentrates new development in the towns and larger villages. These are the centres of employment, education, services and facilities for the majority of the population to live. This strategy also protects the smaller villages from over-development and safeguards the environment of the open countryside and the importance of high grade agricultural land.

THE SMALLER VILLAGES

It is vitally important that the smaller villages should continue to develop sufficiently to meet the housing needs of the local community and those who wish to live close to local places of work. The Council is aiming to identify sufficient opportunities for housing development to meet the needs of each village in the next five years or so, and that the scale and location of this development will be in keeping with the size and character of each village. At the same time the Council is mindfull of each settlements longer term development needs.

When carrying out this review the Disrtict Council invited the local community to express its views about the development of its village and the Council has taken those into account before making its final decision. Consultations have also taken place with Parish Councils, Statutory Undertakers, Drainage Boards etc.

Now that the completed review has been published it will provide local people and those with interests in development to know with certainty the District Council's planning policies for those areas which may be developed, any particular requirements for that development and those areas in which no development is envisaged. This will also enable other authorities responsible for providing facilities and services to be certain about the Council's aims and planning policies for each village and to plan their investments and activities accordingly.

Development in Holbeach St Johns

The Interim Boundary of Development (IBD) for Holbeach St Johns is shown overleaf.

Area 1: This area is to be included within the IBD, subject to the preparation of a development brief outlining the District Council's planning and highways requirements. Reference should therefore be made to the development brief before proposals are submitted.

Area 2: Area to be included within the IBD should existing business relocate.

Lambert House and the associated "vehicle dismantling and skip hire" business is not wholly appropriate in this essentially residential area and it is envisaged that a small development, possibly similar to that at Vicarage Close, may be appropriate and of benefit to the village in the event of the business vacating the site.

Area 3: Area to be included within IBD subject to there being shown a demonstrable need for long term rural housing.

Apart from the areas identified as appropriate for depth development, the IBD has been drawn to provide a notional depth of about 30 metres signifying frontage development only. Existing rear curtilages have been encompassed in some cases but the principle of frontage remains.

Despite a general presumption in favour of development proposals within the IBD, it is emphasised that individual proposals for housing development should be of a scale in character sympathetic to the size and appearance of the particular village and that such proposals for development will be assessed in relation to their impact on the nature, scale and density of existing development in the village. Additionally, it should not be assumed that planning permission will always be granted on a frontage plot, since some areas need to remain undeveloped because of the importance of the site to the village character and environment.

APPROVED BY FULL COUNCIL 4th OCTOBER 1989.

This map is indicative only. A 1:2500 scale plan showing the definitive approved boundary of development is held in the Planning Department and is available for inspection if necessary.

HOLBEACH ST. JOHNS

Holbeach Fen

Holbeach St Johns

6967
8·726ha
21·56

3957
11·244ha
27·79

8157
1·295ha
3·20

9853
4·084ha
10·09

1649
3·149ha
7·78

7645
5·136ha
12·69

5943
1·619ha
4·00

5442
1·068ha
2·64

8036
·27ha
·32

6932
1·724ha
4·26

7725
1·813ha
4·48

6823
·15ha
·38

7014
·073ha
·18

6910
·121ha
·30

9169
·558ha
1·38

9938
494ha
1·22

0841
·332ha
·82

9033
1·926ha
4·76

9933
·012ha
·03

9425
·012ha
·03

2340
·316ha
·78

3625
·388ha
·96

19·10

Drain
Track
Tank
The Chestnuts
Sunfield
Eldersfield
Willowdown
Sunny Holme
Yucca House
Schools House
Agricultural Engineering Works
The Plough (P H)
St John's Church (C of E)
Village Hall
VICARAGE CLOSE
Tennis Court
War Memorial
Foot Bridge
Wash Bay
Sewage Works
Lambert Farm
Lambert Drain
JEKIL'S BANK
NEW NEW GATE
RAVEN'S GATE
Y Drain
Del
GP
PO
BM 2·08m
BM 2·88m
BM 2·44m
BM 3·11m
2·7m
2·6m
2·5m
2·4m
1·22m R H°

1
2
3

SOUTH HOLLAND
DISTRICT COUNCIL
PLANNING DEPARTMENT

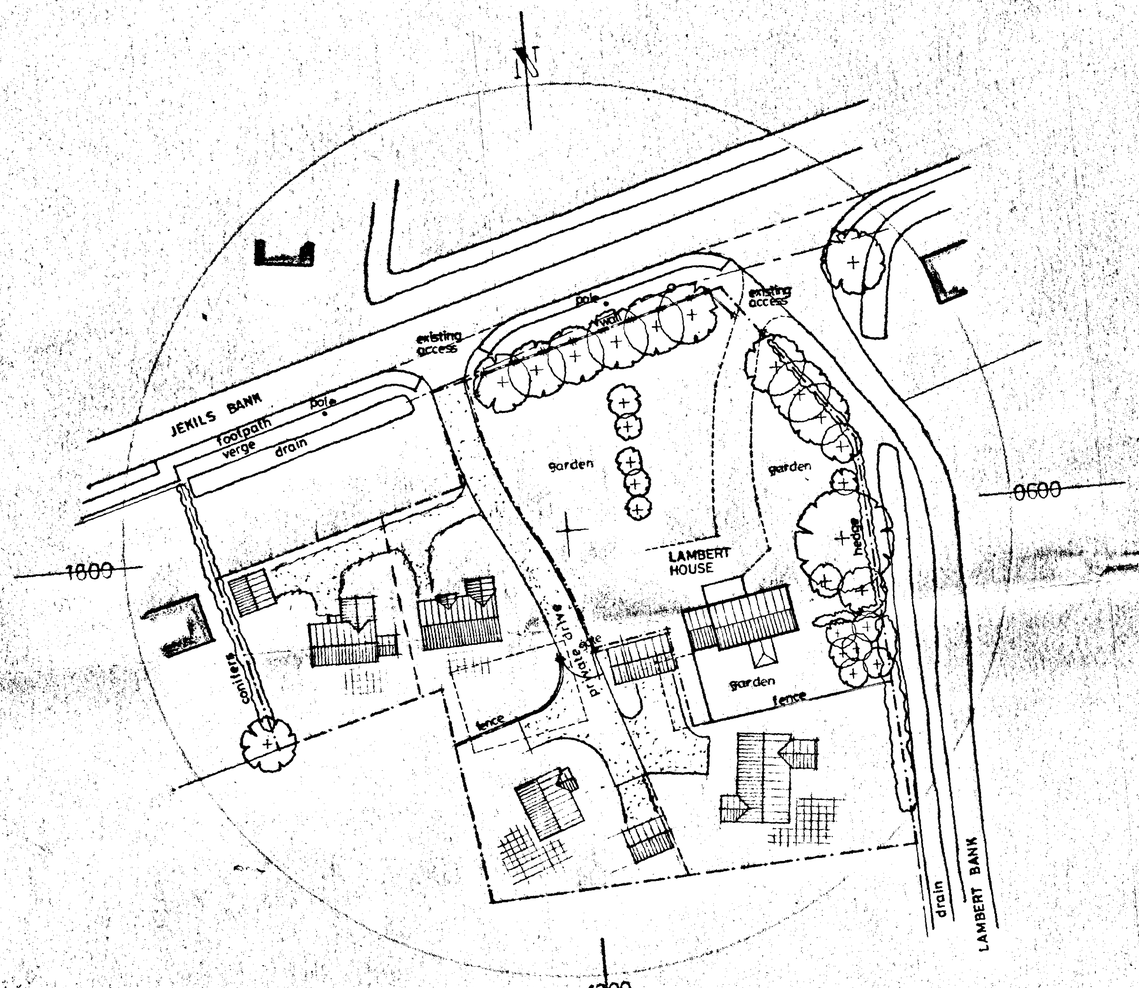
Interim Boundary of Development

B.SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER

PRIORY ROAD, SPALDING.

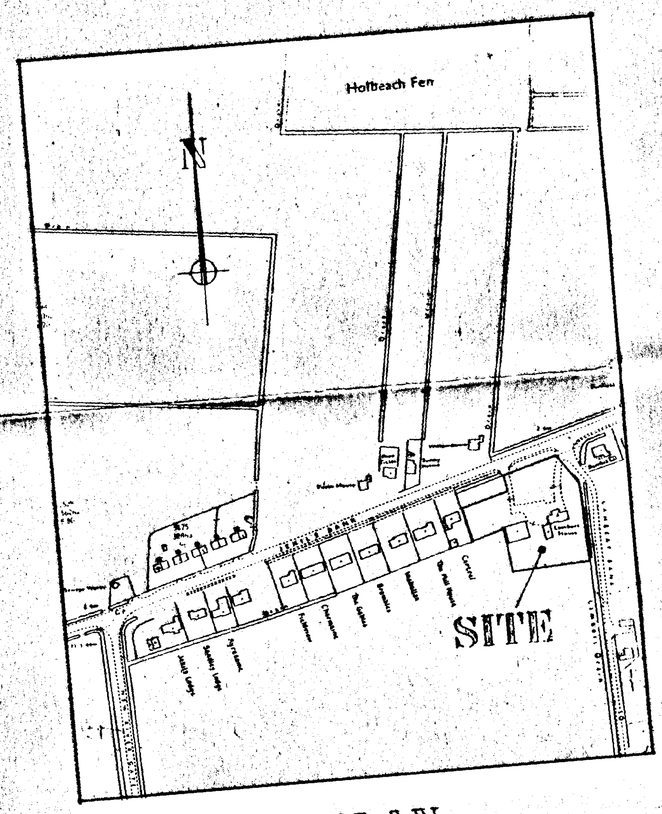
SCALE 1:2500

DATE MAR '90



SITE PLAN
1 : 500

PRIVATE DRIVE LAYOUT AND DWELLING TYPES INDICATIVE ONLY.



LOCATION PLAN
1 : 2500

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
27 JUL 1998
Ref: H22/98

DETERMINED PLAN

B 28.7.98. Fence & Gate Added.
A 8.7.98. Amended Indicative Layout.

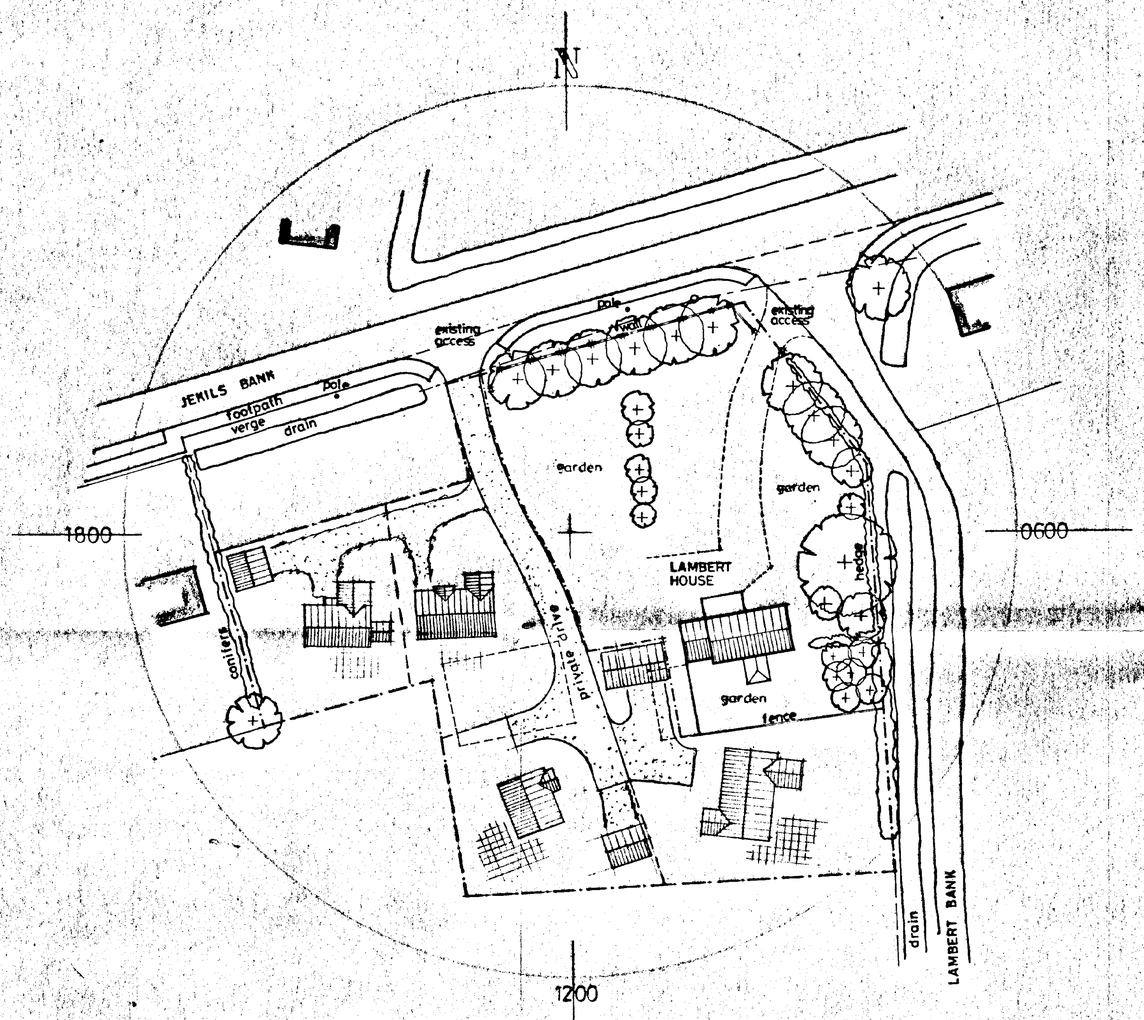
G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
LAMBERT HOUSE
JEKILS BANK
HOLBEACH ST JOHNS

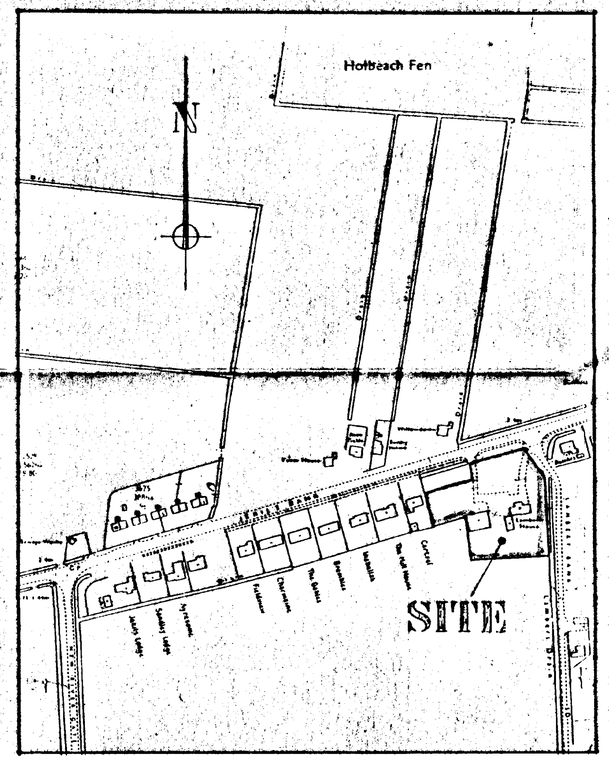
CLIENT:
MR & MRS R. GALE

SCALES: *AS INDICATED*
DATE: *APRIL 1998*
G.R.MERCHANT.
DRAWING No.: *RG.01 B*
REVISIONS: *K.B*

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The General Contractor is to check all dimensions on site and report



SITE PLAN
1 : 500



LOCATION PLAN
1 : 2500

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

AMENDED PLAN
Ref.

SOUTH HOLLAND DC
HOUSING & PLANNING
10 JUL 1998
Ref: 192/98

SUPERSEDED

A. 8.7.98. Amended Indicative Layout.

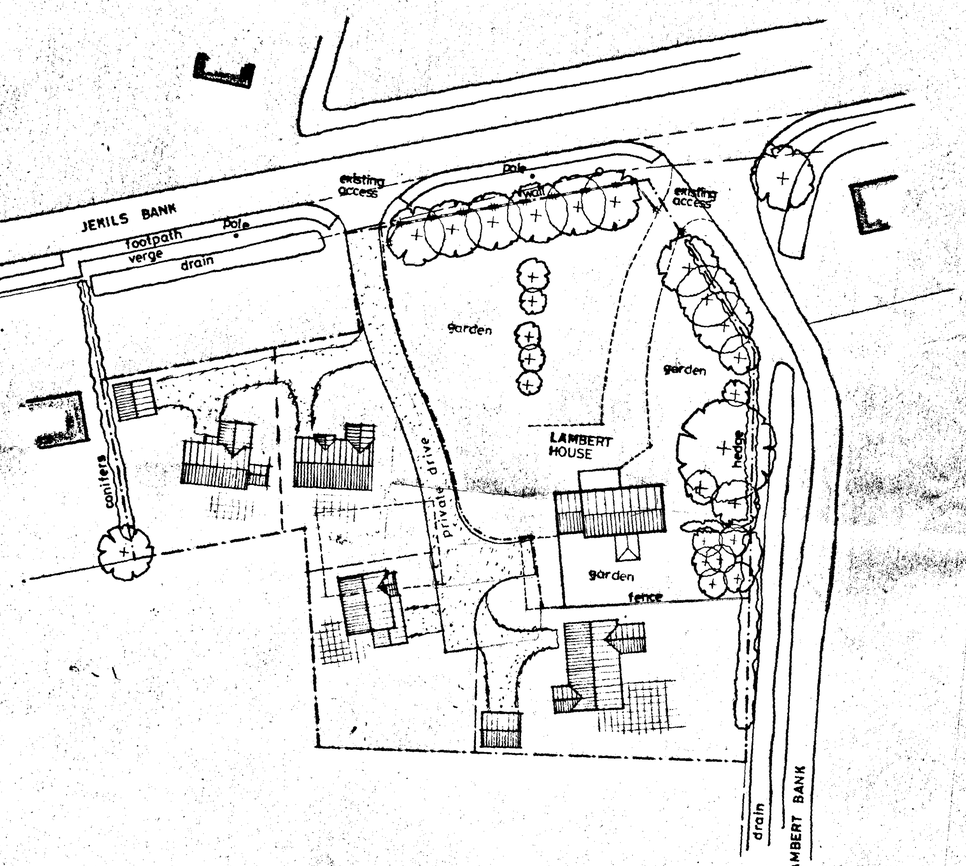
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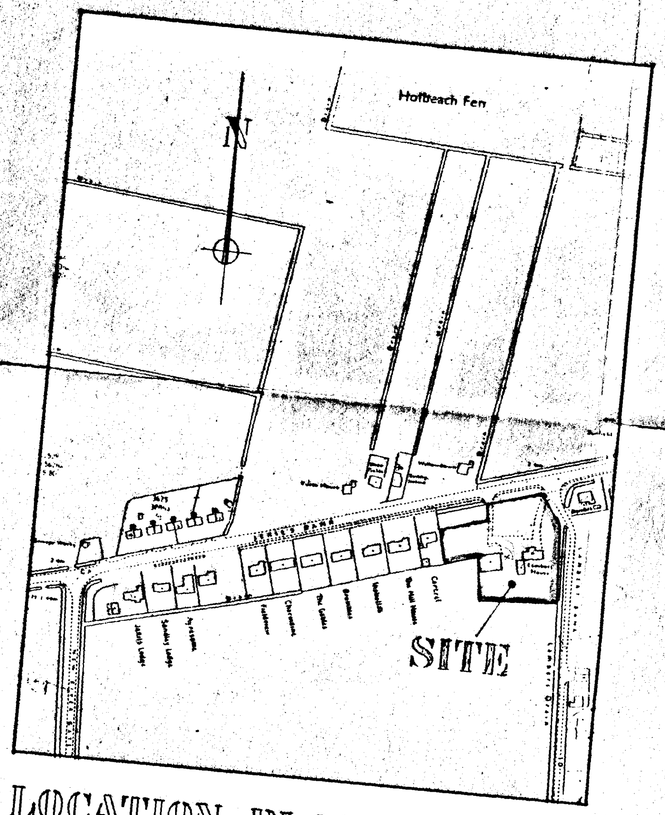
SCALES:	DATE:
AS INDICATED	*APRIL 1998*
G.R.MERCHANT	DRAWING No.: *RG.01 A*

REVISIONS:
A



SITE PLAN
1 : 500

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LOCATION PLAN
1 : 2500

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2799 4961

PLANNING & BUILDING
27 APR 1998
Ref: 182/98
SUPPLIED

G. R. MERCHANT
I.ENG AMICE, FIWO.
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
RESIDENTIAL DEVELOPMENT
LAMBERT HOUSE
JEKILS BANK
HOLBEACH ST JOHNS

CLIENT:
MR & MRS R. GALE

SCALES: *AS INDICATED*

DATE: