

Chris Simpkins
 Chief Executive
 Terry Huggins
 Director of Customer Services
 Bob Atkins
 Director of Corporate Services

H09/0198/02

RESERVED MATTERS

Applicant: **Nestwood Homes Developments**

Agent: **East Midlands Design Assoc.**

Tel:

01775 767968

Description: Erection of 40 dwellings (Outline H09/0963/98)

Case Officer:

L SMITH

Location: **Land off St Marks Road**
 Holbeach St Marks

VALID DATE: 19-FEB-02

Targets: To case officer	26-FEB-02
Inspected by	05-MAR-02
Extra contacts	12-MAR-02
Refer outstanding	26-MAR-02

TARGET COMMITTEE	03-APR-02
Report deadline:	20-MAR-02

TERM DATE: 16-APR-02

Agreed TD Ext:	18-JUL-02
	21-JUN-02

44 DWE Newbuild

Listed building:
 Conservation Area:

CONSULTATIONS CARRIED OUT

Site/Press Advert	MAJ
Site/Press Advert	MAJ
Mrs Harrington	Clerk to Holbeach PC
Cllr C N Worth	

	Sent	Expiry
	05-MAR-02	26-MAR-02
	11-JUN-02	02-JUL-02
01406 426739	31-MAY-02	21-JUN-02
	31-MAY-02	21-JUN-02

No objections CPS for DM & P 26 June 2002.

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Listed building:
 Conservation Area:

CONSULTATIONS CARRIED OUT

Mr & Mrs Richards	20 Crown Avenue
Mr D Tickner	3 Main Road
Mr G Crouch	The Beagles
Mrs G Crouch	The Beagles
Miss R Rowson	New Buildings
H Waterfall	8 Browne Wilkinson W
Mrs J C H Stobart	Coastguard Station
Mrs O Mitchell	Holbeach & District
John Hayes MP	House of Commons
Mr R Crowhurst	Fairview
Mrs T James	Emily Jane
Mrs C Rook	3 Browne Wilkinson W
S & V Almey	2 Holly House
Miss R Janes	Chapel House
G E Laith	21 Lapwater Lane
Mrs A Hogg & Mr P Da	2 St Marks Road
Mr J Atkins	22 Crown Avenue
Mr R Johnson	St Marks Road
Mr & Mrs Holland	9 Lapwater Lane
Mr M Williams & Miss	Lavender Cottage
H V Spencer	4 Browne Wilkinson W
Mr & Mrs Allen	19 Lapwater Lane

Sent	Expiry
31-MAY-02	21-JUN-02
31-MAY-02	21-JUN-02
31-MAY-02	21-JUN-02
31-MAY-02	21-JUN-02
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31-MAY-02	21-JUN-02

Council Offices
 Priory Road
 Spalding
 Lincolnshire
 PE11 2XE
 Telephone: (01775) 761161
 Fax: (01775) 711253
 Email: Info@sholland.gov.uk

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Tel:

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Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

Mr & Mrs Potter	1 White City Cottage
Mr & Mrs Reeve	Wildwinds
Mrs J J Sprake	21 Crown Avenue
B Smith & B Anaman	The Old Vicarage
P Smith	3 White City Cottage
Mr J Dunham	Carol Ann
Mr & Mrs Watts	2 Somerset Cottage
B Lumley	Tree Tops
Mr C Davison	Five Trees
F E Janes	Chapel House
Mrs J Pond	Colin Esk
Mr & Mrs Johnson	Woodlyne
Mr & Mrs Rust	Laceytone Cottage
R Johnson	Marsh Villa
P & J Johnson	Woodbyne House
Mr & Mrs Price	West Lodge
P Beard	Old Forge Cottage
J Durham Snr, C Dunh	Carol Ann
Mr T Rust	5 Browne Wilkinson W
Mrs M Hay	Hartley House
Mrs K Loten	c/o Holbeach St Mark
Mr & Mrs Jackson	Applejack

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31-MAY-02	21-JUN-02
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31-MAY-02	21-JUN-02
Council Offices Priority Road Spalding Lincolnshire PE11 2SE	21-JUN-02
Telephone: 01775 761161	21-JUN-02
Fax: 01775 7611253	21-JUN-02
Email: info@sholland.gov.uk	21-JUN-02

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01775 767968

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 Holbeach St Marks

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Mrs J C H Stobart	Coastguard Station
Mrs O Mitchell	Holbeach & District
John Hayes MP	House of Commons
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Mrs Harrington	Clerk to Holbeach PC
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11-JUN-02	02-JUL-02
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01406 426739

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H09/0198/02

RESERVED MATTERS

Applicant: **Nestwood Homes Developments**

Tel:

Description: Erection of 4 dwellings
(Outline H09/0963/98)

Location: **Land off St Marks Road**
Holbeach St Marks

VALID DATE: 19-FEB-02

Targets: To case officer	26-FEB-02
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Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

Site/Press Advert	MAJ
Mrs Harrington	Clerk to Holbeach PC
Cllr C N Worth	

Details taken 5 March 2002 by Cllr Worth

Agent: **East Midlands Design Assoc.**

01775 767968

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	28-FEB-02	21-MAR-02

DC RECORD SHEET

Registration

Case Officer

URS

Reference

Cross-reference

H09/0105/02 1912/02

Directions

Standard Scale dwg ☐
Surface water ☐
Agric appraisal ☐

Non-standard

Article 3 ☐

Reg 4 ☐

LB (S10) ☐

Advert ☐

Env Assess ☐

LDC ☐

Other ☐

Direction authorised by
Senior Officer

No of copies

Details

Further direction au-
thorised by Senior Of-
ficer

No of copies

Details

Information satisfactory
for DC

Fee validation check:

☐

Amended description

Section 104
mailings.

Consultations/Publicity

Acknowledged / Standard Consults / Public register

Non-Standard

Press Publicity

Setting of LB ☐

Conserv Area ☐

Public Right of Way ☐

Discretionary ☐

Departure ☐

>> County Planning ☐

Consultations

	All	Selected	Viz:
ROW	☐		
T15	☐		
TRA		☐	
ENV		☐	
EA		☐	
DEM	☐		
LB		☐	
ARC		☐	
AG		☐	
HAZ		☐	
HSC	☐	☐	
PLA		☐	
ADV		☐	
ADJ		☐	

OTHER

Extra (Case Officer after in-
spection)

Specify:

Second Stage (after revali-
dation)

Reconsult

None ☐

All ☐

Specify

Consult for first time

Residents (Adjacent only)

Addresses :

Residents(consult first time)

Addresses :

Senior Officer confirmed: URS 20-2-02

Deliver/Post

Deliver/Post

Assessment

Notes for Case Officer

Site Inspection

Accuracy ?

Neighbours ?

Boundaries ?

Features ?

Inspected by

Date

Site Notice posted by

Date

Resident Notices delivered by

Date

GS GS Amended
5/3 11/6

Telephone and Visitor Record

Recommendation

Approve (or favourable)

☒

Refuse (or adverse)

Signed [Signature]

Date

30/8/02

Conditions / Reasons

Referral Prior to Issue	☐	Dept of Environment (LBC)
	☐	Dept of Environment (DEP)

Non-Determination	☐	Permitted development (or equiv)
	☐	Non-development (or equiv)
	☐	Withdrawn
	☐	Other
Confirmed by Senior Officer		

Plan must be made with
 Consultant set out or report to the Committee

10 July 2002

Approved Panel are:

1.2000 (London) / SAs Panel. Ref 19/2/02.
 1.500 (London) / SAs Panel. Ref 26/6/02

Panel v. SAs Panel 01/58/01/A
 04/A; 05/A; 06/A; 08/A;
 10/A; 12/A; 14/A; 15/A;
 16/A; 17; 18 and 19.
 Ref a 23/5/02.

1/10/A
 1/12/A
 1/14/A
 1/16/A
 1/17
 1/19

NOTES	☐	Disabled
	☐	Section 106 / 278
	☐	Demolition
	☐	LB Demolition
	☐	Amended Plans
	☐	Received
		Drawing nos

Validation Record Sheet

Reference H0910155102

Submitted Fee £ 8360 Fees

Receipt No P1700S

Date received 19 FEB 2000

Correct fee £ 8360

Nil / discount Reason:

Invalid

☐

Reminder

Fees

☐

Site plans

☐

Certificate

☐

Other

☐

Cancelled

VALID

☒

Additional £

Receipt No

Refund £

Voucher No

Type: Rm

Description :

(if different from form)

New / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings 44

Floorspace

Earlier permission reference

GRID REFERENCE

537181 331362

Building Control records:

Already submitted - Ref

Request needed

R

NOTES

Planning Application Plotting Check
SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

COUNCILORS
Holbeach Hum 70987606 C N Worth

Code G

Parish Boundary

ADMINID	ONS_CODE	FC	HA	COUNT
005589	HOLBEACH CP	3903	13980.620	0

Planning Applications from1998

	DISPLAYFLG
H09/0963/98 20602 537183 331365	0
H09/0198/02 20575 537181 331362	0

Chris Simpkins
Chief Executive
Terry Huggins
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Bob Atkins
Director of Corporate Services

Application no: H09/0198/02

Applicant: Nestwood Homes Developments
Beck Bank West Pinchbeck &
The Crown Estate Office
16 Carlton House Terrace
London

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erection of 40 dwellings (Outline H09/0963/98)

Location: Land off St Marks Road Holbeach St Marks

Type: RESERVED MATTERS

19-SEP-02

Dear Sir/Madam,

PLANNING DECISION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

Head of Planning & Development

Mr & Mrs Potter
1 White City Cottages
Holbeach St Marks
Spalding
Lincs. PE12 8GY

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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B Smith & B Anaman
The Old Vicarage
St Marks Road
Holbeach St Marks
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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P Smith
3 White City Cottages
Holbeach St Marks
Spalding
Lincs.

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Head of Planning & Development

Mr J Dunham Snr, Mr J Dunham Jnr & Carol Dunham
Carol Ann
Main Road
Holbeach St Marks
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
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Mr & Mrs Davison
Five Trees
St Marks Road
Holbeach St Marks
Spalding

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Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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P & J Johnson
Woodbyne House
Holbeach St Marks
Spalding
Lincs. PE12 8DZ

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Mr & Mrs Price
West Lodge
Crown Avenue
Holbeach St Marks
Spalding

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Lincolnshire
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Mr T Rust
5 Browne Wilkinson Walk
Holbeach St Marks
Spalding
Lincs. PE12 8HE

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Hartley House
Holbeach Marsh
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3 Main Road
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Yours faithfully

Head of Planning & Development

Mr G Crouch
The Beagles
Main Road
Holbech St Marks
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H09/0198/02

Applicant: Nestwood Homes Developments
Beck Bank West Pinchbeck &
The Crown Estate Office
16 Carlton House Terrace
London

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erection of 40 dwellings (Outline H09/0963/98)

Location: Land off St Marks Road Holbeach St Marks

Type: RESERVED MATTERS

19-SEP-02

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Yours faithfully

Head of Planning & Development

Mrs O Mitchell
Holbeach & District Civic Society
1 Wheatsheaf Close
Holbeach
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

S O U T H

H O L L A N D
DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

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Head of Planning & Development

Mr R Crowhurst
Fairview
Leadenhall Road
Holbeach St Marks
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
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Head of Planning & Development

Mrs T James
Emily Jane
27 Crown Avenue
Holbeach St Marks
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
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Head of Planning & Development

Mrs C Rook
3 Browne Wilkinson Walk
Holbeach St Marks
Spalding
Lincs. PE12 8HE

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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S & V Almey
2 Holly House
Leadenhall Road
Holbeach St Marks
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
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Head of Planning & Development

Miss R Janes
Chapel House
Main Road
Holbeach St Marks
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
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Head of Planning & Development

G E Laith
21 Lapwater Lane
Holbeach St Marks
Spalding
Lincs. PE12 8ET

Council Offices
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Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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Head of Planning & Development

Mrs A Hogg & Mr P Daw
2 St Marks Road
Holbeach St Marks
Spalding
Lincs. PE12 8DZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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Head of Planning & Development

Mr J Atkins
22 Crown Avenue
Holbeach St Marks
Spalding
Lincs. PE12 8EU

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
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Mr R Johnson
St Marks Road
Holbeach St Marks
Spalding
Lincs.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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Mr & Mrs Holland
9 Lapwater Lane
Holbeach St Marks
Spalding
Lincs. PE12 8ET

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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Mr M Williams & Miss A Campling
Lavender Cottage
Lincoln Lane
Holbeach St Marks
Spalding

Council Offices
Priory Road
Spalding
Lincolnshire
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H V Spencer
4 Browne Wilkinson Walk
Holbeach St Marks
Spalding
Lincs. PE12 8HE

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Mr & Mrs Allen
19 Lapwater Lane
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Lincs.

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Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

FILE COPY

From: Mr S Thorn
Our Ref: H09/0198/02
Your Ref:

Anglian Water
New Developments
Enterprise House
Waterside South
Lincoln
LN5 7JE

4th October 2002

Dear Sirs,

Residential Development – Erection of 40 Dwellings at land off St Marks Road, Holbeach St Marks, Spalding, Lincs.

I attach a letter for your attention from a resident in connection with enquiries about the sewage system in relation to the above development.

Yours faithfully,

Steve Thorn
Admin Assistant
Development Control

Copy to:
Nestwood Homes Developments
The Corner House
Beck Bank
West Pinchbeck
Spalding
Lincs.

The Crown Estate Office
16 Carlton House Terrace
London
SW14 5AH

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

3 OCT 2002

South Holland District Council,
Environment & Health Dept,
Council Offices,
Priory Road,
Spalding, Lincs
PE11 2XQ

Woodbyne House,
Holbeach St. Marks,
Spalding,
Lincs.
PE12 8DZ

2nd October 2002

Residential Development H09/O963/98 *outline*
H09/O198/02 Revised Matters

Dear Sir,

I have been advised to write to you regarding the Sewage System being used on the above housing development at Holbeach St. Marks.

Ourselves and other residents are very concerned that the sewage is to be put into the Main Drain through the centre of the village, and is very near to houses. Could you please give us answers to the following questions.

Can you assure us all that this system will never breakdown and cause a terrible stench and air pollution

What happens when we have an electricity failure, I understand that raw sewage oozes until the electric supply has been rectified, how long would we have to put up with the stench from blocked pipes. Holbeach St. Marks does have electricity failure, more so with 40 more houses.

Cracked or faulty pipes would cause seeping sewage, how long would we have to endure a smell as this problem may only cause smells periodically.

The sewage system designed to go through the village is completely wrong. An existing system could be up-dated and used, or a complete rethink of the sewage system of these houses should be put into place.

We would be pleased to meet you and discuss this problem with you, you could then see for yourselves how close the houses are to the drain.

As these houses are now being built a prompt reply would be appreciated, or perhaps the building should cease until all problems and concerns are dealt with.

Yours Faithfully,

P. Johnson
P.E. Johnson

ENVIRONMENT AGENCY

ANGLIAN REGION

WATER RESOURCES ACT 1991, PART III

NOTICE OF APPLICATION FOR CONSENT IN PURSUANCE OF SCHEDULE 10 (AS
AMENDED BY THE ENVIRONMENT ACT 1995)

Notice is hereby given, in accordance with Schedule 10 of the Water Resources Act 1991 (as amended by the Environment Act 1995), that an application has been made to the Environment Agency, Anglian Region, by Nestwood Homes Developments Ltd for consent to discharge 25 cubic metres per day of Treated Sewage Effluent from a new residential development adjacent to the church, St Marks Road, Holbeach St Marks, Spalding, Lincolnshire, into the drain adjacent to St Marks Road at National Grid Reference TF 3726 3129.

Any person who wishes to make representations about the application should do so in writing to the Area Environment Manager, Environment Agency, Waterside House, Waterside North, Lincoln, LN2 5HA, to arrive not later than 21 November 2002, quoting reference No.PRNNF/12883.

A copy of the application may be inspected free of charge at the offices of the Environment Agency, Stepping Stone Walk, Winfrey Avenue, Spalding, Lincolnshire, PE11 1DA at all reasonable hours.

Signed: David Hawley, Area Environment Manager

On behalf of: Environment Agency, Anglian Region - Northern Area.

Date: 1 October 2002

The Environment Agency is committed to maintaining and, where possible, improving water quality. If, after full consideration of this application and any representations made by interested parties, it is decided that consent can be given, then conditions will be imposed to ensure that the effluent receives treatment before discharge to the receiving waters so that the above aims are met.

If you wish to discuss this matter please contact Palmira Arenaz-Laborda on (01522) 513100 between 9 am and 5 pm Monday to Friday.



ENVIRONMENT
AGENCY

WATER RESOURCES ACT 1991 (schedule 10)

(as amended by the Environment Act 1995)

Application for new consent/variation to an existing consent* to discharge
(* delete as appropriate)

Regional/Area Address: Environment Agency Grimsholme Lane Dorchester Huntingdon PE28 4NE	Official Use Only Dist/Area Ref: 589/10/31/14 Application No. PRNF/12883 Date Received: 4/9/02 Fee Received: £688-00
--	---

This applicant must complete the main form and may need to complete a separate annex if appropriate. Please look through the form and read the notes carefully before you complete it. Processing of your application will be aided by full and accurate completion of all the relevant sections and provision of the relevant plans. If you have any queries regarding the form please contact the person given in the notes.

NOTES

Information contained within this application will be made available on the public register unless you request to withhold any of it. Any such request should provide a full justification setting out the information needs to be withheld (see note xiii).

1 SITE ADDRESS

1.1 Please enter sufficient description of land or premises to which this application applies.

New Properties
Adjacent to Church
St. Marks Rd.

Holkirk St. Marks, Spalding, Lincs.

RECEIVED
05 SEP 2002

Post Code:

PAID
10 SEP 2002

£688 NW/2002/002117/C

2 DETAILS OF DISCHARGE(S)

2.1 State the nature of the discharge(s) (see note i and ii) - tick one or more boxes as appropriate:-

Sewage Effluent - volume of 5 cubic metres per day or less ☐

Sewage Effluent - volume greater than 5 cubic metres per day (**complete annexe 1**) ☒

Sewage Effluent discharged under storm or emergency conditions (**complete annexe 2**) ☐

Cooling Water (**complete annexe 3**) ☐

Trade Effluent (including site drainage) (**complete annexe 3**) ☐

Others (please specify) ☐

2.2 Please state the maximum quantity it is proposed to discharge in any one day 25 m³/day
Briefly state how this figure was calculated (see note ii).

40 properties
105 bedrooms

125 x 200 litres
= 25,000 litres.

2.3 a) Indicate proposed means of discharge - tick as appropriate and show on plan:-
(for 1, 2 & 3 please state dimensions below)

1. Pipe ☒

4. Borehole ☐

7. Sub-Irrigation System ☐

2. Channel ☐

5. Well ☐

8. Combination of 6. & 7. ☐

3. Culvert ☐

6. Soakaway ☐

9. Other (please specify below) ☐

375mm ϕ

b) National Grid Reference(s) of point(s) of discharge (see note iii).

5 F / 3 7 2 6 / 3 1 2 9 (please indicate on accompanying plans)

2.4 a) The Agency will normally require adequate provision for the taking of samples of the discharge in a safe and convenient manner at any time. Please indicate the means proposed (see note iv) - tick as appropriate and show on plan:-

At the outlet ☐

At a multiple or sampling chamber ☒

Other (please specify)

Manhole S20

b) National Grid Reference(s) of sampling point(s) (if different from 2.3 b) above)

5 F / 3 7 2 6 / 3 1 2 9 (please indicate on accompanying plans)

c) What flow measurement facilities will be provided (see note v)?
Please give details.

2.5 Type of Treatment Plant(s) to be used (please specify make and model) - tick as appropriate:-

Septic Tank ☐

Package Sewage Treatment Works ☒

Other ☐

Titan 150l Biotec *Design details*
BOD 9 kg/day
Flow 30 m³/day

b) Will the treatment process involve the use of any chemicals (eg ferric salts, polyelectrolytes) ☒ Y/N
If yes please give details.

2.6 a) On what date do you anticipate the discharge will commence?

31/10/02

b) If you require the consent for a limited time period please give dates; from:

1/1/03

to:

1/1/03

c) If the discharge is not continuous please detail the period/circumstances when it will occur.

2.7 a) Are there any existing consents for discharge from the premises (see note 1.1)? ☒ Y/N

If yes, please give the reference numbers (Any further information should be given in section 5.3).

b) Has any person had a Prohibition Notice served on them in respect of this site? ☒ Y/N

If yes, please give the reference number.

3 SITE DETAILS

3.1 Please give the name of the relevant Planning Authority.

South Holland District Council

3.2 Please give details of the premises - tick as appropriate:-

1. Single Dwelling ☐

6. Fish Farm ☐

2. Multiple Dwellings ☒

7. Mineral Workings ☐

3. Industrial Premises ☐

8. Water Services plc STW ☐

4. Vehicle Parking Area ☐

9. Water Supply ☐

5. Commercial Premises (please specify) ☐

10. Other (please specify) ☐

3.3 Please indicate source of the water supply - tick as appropriate:-

- | | | | |
|--|-------------------------------------|---|--------------------------|
| 1. Well | ☐ | 5. River (please give name below) | ☐ |
| 2. Borehole | ☐ | 6. Estuary (please give name below) | ☐ |
| 3. Precipitation (eg. rain or snow) | ☐ | 7. Coastal Water (please give name below) | ☐ |
| 4. Mains (please state water supply company) | ☒ | | |

Anglian

4 DETAILS OF RECEIVING ENVIRONMENT

4.1 Receiving Medium - tick the category(s) to which the proposed discharge(s) is(are) to be made:-

- | | | | |
|--|-------------------------------------|---------------------------------|--------------------------|
| 1. Estuarial Water (tidal river or stream) | ☐ | 5. Into Land | ☐ |
| 2. River or Stream (non-tidal) | ☒ | 6. Onto Land | ☐ |
| 3. Canal | ☐ | 7. Directly into Groundwater | ☐ |
| 4. Lake, Loch or Pond | ☐ | 8. Coastal Water (see note vii) | ☐ |

State name of receiving water if known:

4.2 In the case of sub-irrigation systems, soakaways or boreholes:-

(a) Is any part of the system within 5 metres of the boundary of the premises? ☐ Y/N

(b) Is any part of the system within 10 metres of a watercourse? ☐ Y/N

(c) Is any part of the system within 50 metres of a borehole or spring? ☐ Y/N

(d) For wells and boreholes state dimension(s) in metres. m

(e) For sub-irrigation systems, soakaway pits, wells and boreholes, state maximum depth in metres. m

(f) For boreholes, state details of lining in metres:

(i) Depth of lining m

(ii) Depth of perforated lining m

(iii) Depth of unperforated lining m

(g) A penetration test must be carried out in accordance with British Standard BS6297:1982. Have the results been obtained? ☐ Y/N

4.3 Is there a suitable sewer, ditch etc. to which the discharge(s) could be made? ☒ Y/N
If yes, please give the reasons it is not practical to connect to it (eg. distance, flow, etc.)

5.1 (See general notes and note ix)

5.1 (See general notes and note ix)

- Nestwood Homes Developments Ltd
The Corner House
Beck Bank
West Finchbeck

Post Code: Spalding

Daytime Telephone Number:

{ John Shepherd }
{ 01775 640 002 }

Company Registration Number (if appropriate): 03027036 - Checked on Companies House website. PPA

- * David Bond (Titan)
* 43 Deeming Drive
* Quorn
* Loughborough
*

Post Code: LE12 8NF

Office No (Hampshire) 01264 353 222

Contact Name and Daytime Telephone Number: 07710 840371 ^{Andrew} Hampshire

50

Please give full name and address to which bills should be sent if different to that given above:

Print Codes:

Executive Director's Message

5.3 Are there any other factors to be taken into account? Please continue on a separate sheet if necessary.

A hand-drawn sketch of a curved line, possibly representing a path or a boundary, with a small circle at the end. The line is drawn with a dark, slightly irregular stroke, and the circle is a small, simple loop at the rightmost end of the curve. The background is plain white.

DECLARATION

I/We:

1. apply under the Water Resources Act 1991 (as amended by the Environment Act 1995) for consent to discharge, as described in this Application. "This Application" means this page, all the other pages of this form and any attached annexes, the attached plan(s), any other sheets attached, and any other written information supplied to support the application.
2. enclose the required application fee, payable to the Environment Agency (see note x).
3. enclose 3 copies of the plan(s) and location maps with all relevant information clearly marked (see note xi).
4. will pay required advertising costs (see note xii).
5. confirm that I/we* will notify the Environment Agency of any changes in the information in this application which might be material to the continuation of the consent.
6. confirm that the information given in this application and any questions which the Environment Agency may have about it is/will* be true to the best of my/our* knowledge, information and belief and am/are* not aware of any other facts or information which might affect the granting of a consent, or conditions which might be put on it (see note xiii).
7. confirm that I/we* will pay any annual charges due should a consent be granted YES/NO*. If no please indicate who will by completing section 5.2 above (see note xiv).

(* Delete as appropriate)

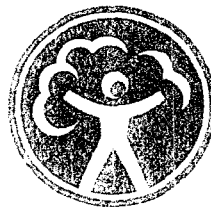
SIGNED:  PRINT NAME: Daniel Shepherd
ON BEHALF OF: Nestwood Homes Developments Ltd DATED: 23/8/02

CONFIDENTIALITY

and apply for commercial confidentiality and enclose a full written justification.

SIGNED: _____ DATED: _____

PLEASE RETURN THIS FORM TO THE ADDRESS GIVEN ON THE FRONT PAGE

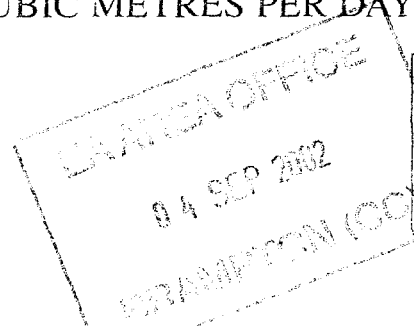


ENVIRONMENT AGENCY

ANNEXE 1

SEWAGE EFFLUENT GREATER THAN 5 CUBIC METRES PER DAY

Please complete this annexe if you are proposing to discharge more than 5 cubic metres per day of sewage effluent (if the effluent is to contain a trade component Annex 3 should also be completed).



Official Use Only
Application No.
BRNNE/12883

1. Site Name.

New Bampton, Adjacent to Church, St. Marks Rd,
Hilbeach St. Marks,
Spalding, Lincs.

2. Please detail the type and number of treatment units you are proposing to use.

Titan Biotec 150P.

3. Volume, rates and overflow settings. (Please give volumes in cubic metres per day or litres per second as indicated below)

a) Maximum flow to full treatment.

25 m³/d

b) Dry weather flow of discharges (if not applicable, indicate 'not applicable').

c) Average daily flow.

25 m³/d

d) Maximum rate of discharges.

25 m³/d

e) Maximum rate of discharges.

0.6 l/s

4. Will there be provisions for storm/emergency discharges?
If yes, please complete Annex 2.

Y/N

5. Will any self-monitoring take place?
If yes, please give details.

Y/N

a) Will automatic sampling equipment be provided?

Y/N

If yes, please give details of type and location (please indicate on plan).

6. a) Please state the maximum population served by the treatment works.

125 people.

- b) Please give reasons for any variations in population eg. holiday resort, training area, seasonal industry, etc. and detail the periods/times involved.

- c) Please state type of catchment/site being served eg. residential, resort, industrial etc.

Residential

7. Will a maintenance agreement be set up to manage the sewage works? (see annex 3).
If yes, please give details.

Y/N

In Accordance With Manufacturers Instructions.

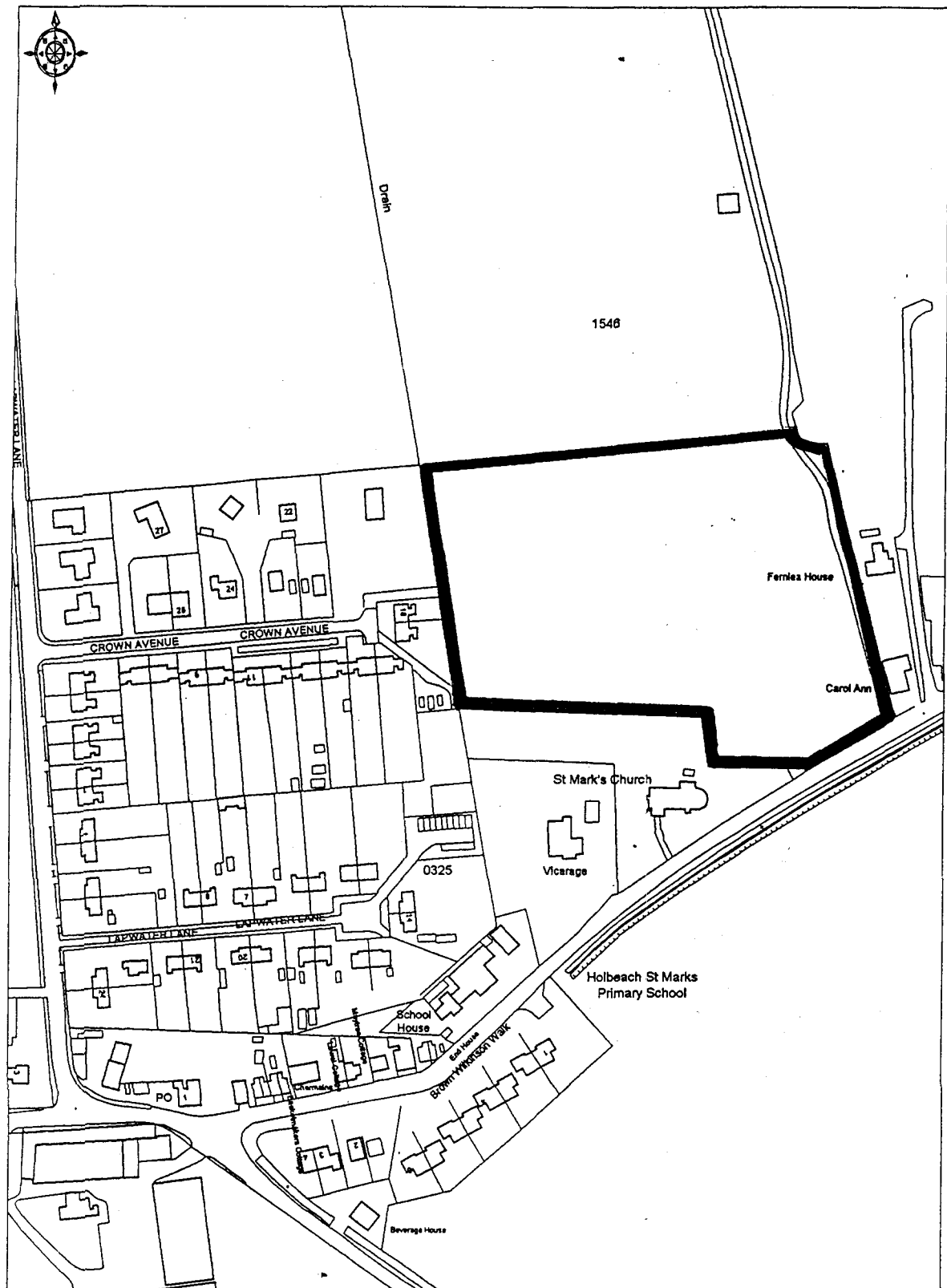
8. Does the effluent contain a trade component?
if yes, please complete appropriate section on Annex 3 for authorised discharges of trade effluent to the sewerage system.

Y/N

9. Are there any other authorised discharges to the sewer?

- a) The sewerage authority must ensure that details of the discharge are available. They must be included in the sewerage authority's records and information on all discharges from the sewerage system must be included in the sewerage authority's records. Flow measurement and recording is required for most discharges and details of date and type of flow recorder should be provided.
- b) The Agency require a single body or company to be responsible for the discharge and any bills raised under the Charges for Discharges Scheme. Where multiple dwellings under different ownerships are connected to the same system a management company should be set up.

Site off St Marks Road, Holbeach St Marks



Ordnance
Survey

© Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:2500

July 2001
CARTER JONAS

Our Ref: PRNNF/12883



ENVIRONMENT
AGENCY

Date: 18 September 2002

Chief Executive
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire, PE11 2XE

24 SEP 2002

Dear Sir/Madam

**WATER RESOURCES ACT 1991 - SCHEDULE 10 (AS AMENDED BY
THE ENVIRONMENT ACT 1995)**

**APPLICATION BY Nestwood Homes Developments Ltd TO
DISCHARGE Sewage Effluent FROM A residential development (40 units)
adjacent to Church, St Marks Road, Holbeach St Marks, Spalding,
Lincolnshire**

In pursuance of the above Act I enclose a copy of the above application. Will you please send any observations you may have no later than 30 October 2002. Should we receive nothing from you by this date we will assume that you have no comments in this instance.

This application is being advertised in the London Gazette and in a local paper as required under the Act. A copy of the Notice which is being published is also enclosed.

Yours faithfully

[Handwritten signature]

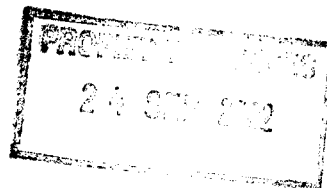
SIMON J NUGENT

Team Leader Water Quality Consenting (Northern)

Please ask for: Palmira Arenaz-Laborda

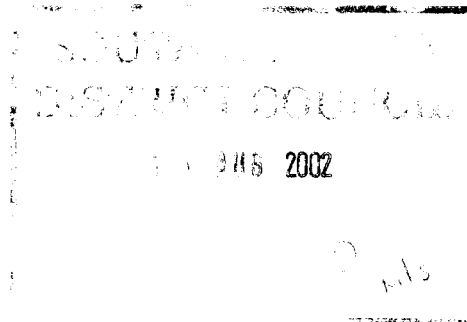
*Discussed with
Building Control (Phil Adams) +
Dev. Cont. (Mike Saunders) -
No comments re this
application - keep on
File.*

Jul 27/9/02



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM



To: Director of Customer Services
(FAO Mike Saywood/Dave Gedney)

From: Jacqui Berridge
Administrative Officer

Our Ref: JMB/PL 534

Date: 14 August 2002

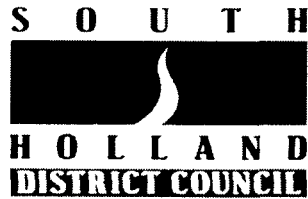
Subject: **Planning application reference H09/0198/02**
Residential development at St Marks Road, Holbeach St Marks
(Nestwood Homes Developments Limited)

The Planning Obligation relating to the above application has now been completed and a copy is enclosed for your records. Subject to no other matters being outstanding I should be most grateful if you would now release the planning permission.

A handwritten signature in black ink, appearing to read "Jacqui Berridge".

Jacqui Berridge
Administrative Officer

Enclosed: Copy Obligation



DEED

**made under Section 106 of the Town and Country
Planning Act 1990**

between

SOUTH HOLLAND DISTRICT COUNCIL

and

NESTWOOD HOMES DEVELOPMENTS LIMITED

re

**residential development at
St Marks Road Holbeach St Marks**

I hereby certify that this is a true copy of the above Deed

A handwritten signature in black ink, appearing to read "J. Hancock", written over a horizontal line.

Head of Legal and Member Services

THIS DEED is made the 14 day of AUGUST Two Thousand and two **BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL** of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and **NESTWOOD HOMES DEVELOPMENTS LIMITED** whose registered office is situate at The Corner House Beck Bank West Pinchbeck in the County of Lincoln (hereinafter called "the Owner") of the other part _____

RECITALS

- (1) The Council is the Local Planning Authority for the purposes of this Deed for the area within which the land described in the First Schedule ("the Red Land") and the land described in the Second Schedule ("the Blue Land") is situated and by whom the obligations contained in this Deed are enforceable _____
- (2) The Owner is the owner in fee simple in possession free from incumbrances of the Red Land _____
- (3) The freehold of the Blue Land forms part of the Crown Estate _____
- (4) The Owner has by application by its agent dated the nineteenth day of February Two thousand and two ("the Planning Application") applied to the Council for permission to develop the Red Land in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars deposited with the Council and forming part of the Planning Application more particularly set out in the Third Schedule ("the Development") _____
- (5) The Council has decided to grant planning permission for the Development in accordance with the Planning Application subject to the making of this Agreement without which planning permission for the Development would not have been granted _____

NOW THIS DEED is made in pursuance of section 106 of the Town and Country Planning Act 1990 and is a planning obligation for the purposes of that section and **WITNESSES** as follows

1. The Owner covenants with the Council to observe the restrictions specified in the Fourth Schedule _____
2. It is agreed and declared as follows:
 - 2.1 The expressions "the Council" and "the Owner" shall include their successors in title and assigns _____

- 2.2 The covenants contained in this Agreement shall take effect only upon the date specified by the Owner in a written notice served upon the Council as the date upon which the Development is to be commenced or if no such notice is served the actual date on which the Development was begun within the meaning of section 56 of the Town and Country Planning Act 1990 _____
- 2.3 If the permission granted pursuant to the Planning Application shall expire before the Development is begun as defined above or shall at any time be revoked this Agreement shall forthwith determine and cease to have effect _____
- 2.4 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Red Land in accordance with a planning permission (other than one relating to the Development as specified in the Planning Application) granted (whether or not on appeal) after the date of this Agreement _____
- 2.5 The Council will upon the written request of the Owner at any time after the obligations of the Owner under this Agreement have been fulfilled issue written confirmation thereof and thereafter cancel all related entries in the Register of Local Land Charges _____
- 2.6 This Agreement is a local land charge and shall be registered as such _____

IN WITNESS whereof these presents have been duly executed as a Deed by the parties hereto the day and year first before written _____

FIRST SCHEDULE
(Details of "the Red Land")

The land at St Marks Road Holbeach St Marks shown edged red on the attached plan _____

SECOND SCHEDULE
(Details of "the Blue Land")

The land at St Marks Road Holbeach St Marks shown edged blue on the attached plan _____

THIRD SCHEDULE
(Details of "the Planning Application")

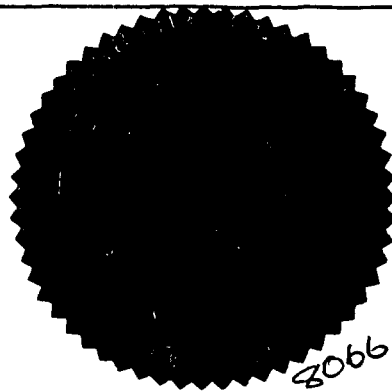
Application for residential development on the Red Land in accordance with the plans and

particulars supplied therewith under planning application reference H09/0198/02 _____

FOURTH SCHEDULE
(Restrictions to be observed)

The Owner hereby covenants not to commence nor to permit to be commenced more than nineteen dwellings on the Red Land as part of the Development until such play equipment as may be agreed in writing by the Council (which play equipment shall in any event include a half pipe skateboard ramp a metal goal with 3 metre high sided panels and a basketball hoop) has been provided to the satisfaction of the Council on such part of the Blue Land as may be agreed in writing by the Council _____

THE COMMON SEAL OF THE
SOUTH HOLLAND DISTRICT COUNCIL
was hereunto affixed in the presence of




Head of Legal and Member Services/~~Director of Corporate Services~~

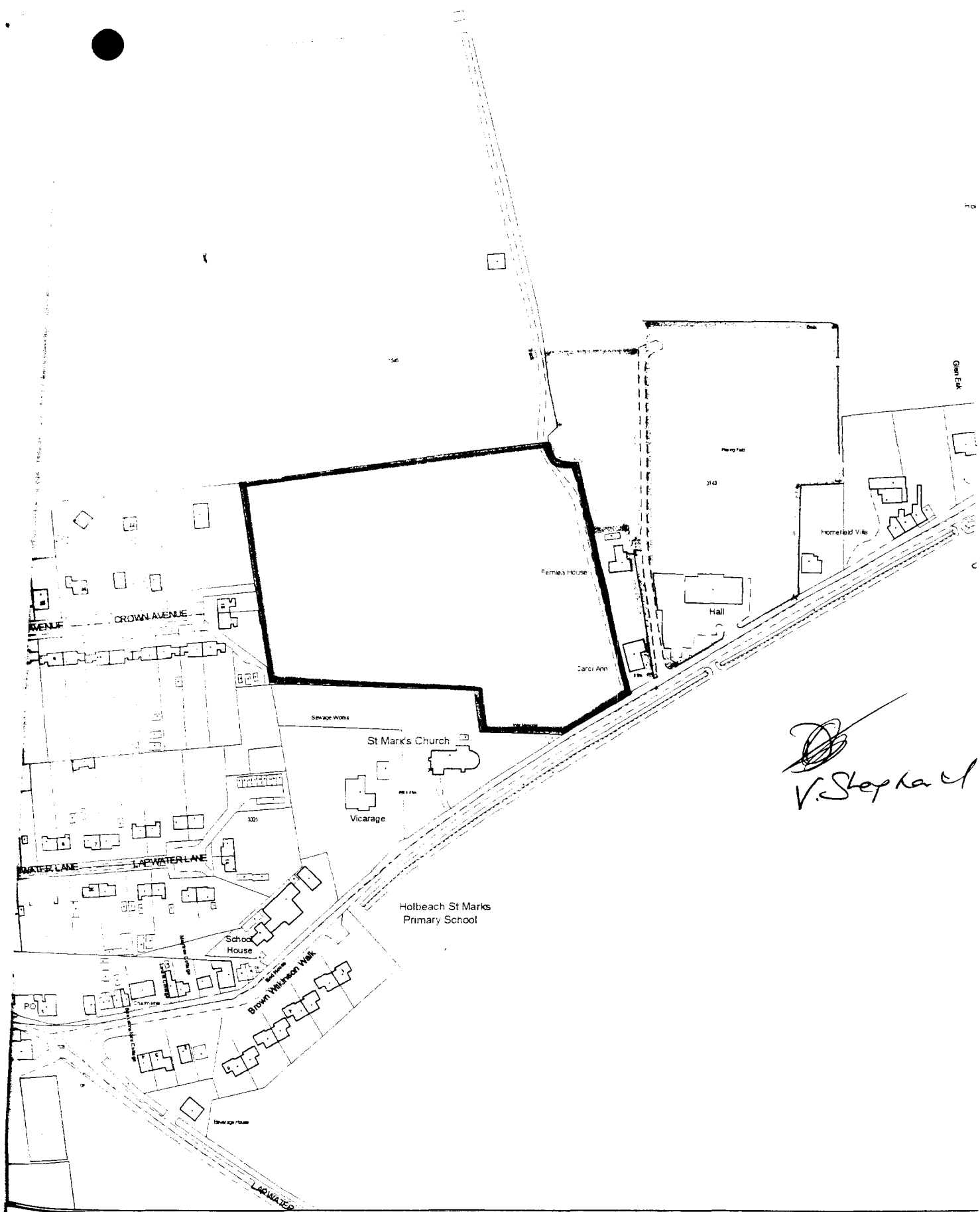
Signed as a Deed by
NESTWOOD HOMES DEVELOPMENTS LIMITED
acting by a Director and its Secretary in the presence of



Director



Secretary



**SOUTH
HOLLAND
DISTRICT COUNCIL**

Planning and Development

Council Offices, Priory Road, Spalding, Lincolnshire
DE11 2XE

Scale: 1:2500

July 2002

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Gedney, David

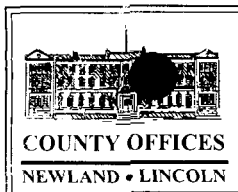
From: Berridge, Jacqui
Sent: Wednesday, August 14, 2002 2:09 PM
To: Saywood, Mike; Gedney, David
Subject: development at holbeach st marks

Hello

Not sure who wants this so I have sent it to you both !!

The planning obligation relating to application reference H09/0198/02 – residential development at St Marks Road, Holbeach St Marks - has now been completed. Provided there are no other matters outstanding the planning permission can now be released.

Jacqui
X 4206



LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DIRECTORATE
Director: Richard Wills

City Hall, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 553149
Minicom (01522) 552055

Your Ref:
My Ref: RAW/SG

7 AUG 2002

For further information contact
Mr R Wills
Telephone Lincoln (01522) 553000

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

31 July 2002

For the attention of Mr C Simpkins, Chief Executive

DC
LS
S. Lanning

Dear Sir

**HOLBEACH ST MARKS HOUSING DEVELOPMENT
H09/0198/02, LINCOLNSHIRE**

Please find enclosed a letter from The Office of HRH Prince of Wales, regarding the above, which I believe should have been sent to your Authority.

Yours faithfully

S. A. G. 18

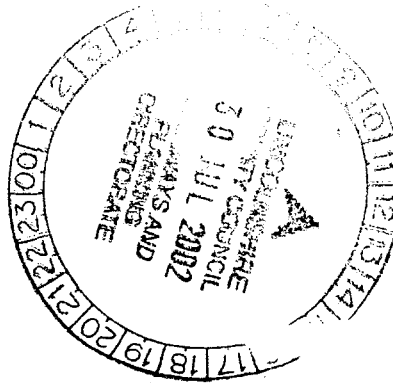
for Director of Highways and Planning



ST. JAMES'S PALACE
LONDON SW1A 1BS

From: The Office of HRH The Prince of Wales

24th July, 2002



Dear Sir/Madam,

I felt that you would wish to know that the Prince of Wales has received correspondence from local residents in relation to the planning permission given for a new housing development in the village of Holbeach St Marks.

His Royal Highness's position naturally precludes him from intervening personally in such issues, but I did want to pass this correspondence on to you.

Please find enclosed a copy of Mr. Smith and Miss Anaman's letter to His Royal Highness and a copy of the reply sent on behalf of the Prince of Wales.

Yours faithfully,

Mrs. Claudia Holloway

Barbara Anaman/Bryan Smith
The Old Vicarage
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ

25rd June 2002
Ref. SHDC/BGS03

HRH Prince Charles
Buckingham Palace

Your Royal Highness,

Ref: Holbeach St Marks Housing Development H09/0198/02 , Lincolnshire

May we first send our deepest sympathies for the passing of your Grandmother.

We are writing to you in desperation over something we know is dear to your heart. I speak of course of housing design, architecture and the development of the rural countryside. We live in a small village not too distant from your family retreat of Sandringham. You will know what idyllic countryside one can enjoy in this part of the country and the quiet, peaceful atmosphere of the villages dotted around the wash area.

This peaceful, idyllic setting in Holbeach St Marks is about to be destroyed as those with a financial interest seek to develop land in the village for substantial gain without due care and attention to the community and the need for sympathetic and innovative design. A 5 acre plot at the centre of this small village (252 population, approximately 100 houses) has been given outline planning permission without most of the residents of the village being aware. This land is owned by the Crown Estate who have teamed up with a developer and an architect to issue detailed plans, in a hurry, just 2 days before the outline permission was to be removed. It is clear that no party really wants to develop the land, there certainly is no need for it in this area, but circumstances have forced the hand of the Crown in order to avoid losing the potential to gain a larger financial reward for the land.

Proposed plans offer simple, cheap construction, box style housing (40 properties) in a housing estate design common in small cities and urban locations, with no architectural merit. These, if constructed, will stand next to the Church and Vicarage built 150 years ago that are of outstanding natural beauty and a tourist attraction for the area. Indeed the Church is still in full time use.

All authorities seem powerless to stop the wheels that have been set in motion powered by commercial interests only. Even if the housing cannot be stopped at least effort should be made to make use of this design opportunity, perhaps similar to your own influences on other parts of the country.

We invite you to visit our village to see for yourself the travesty about to be perpetrated and hope you can write to the CEO of the South Holland District Council, Mr Chris Simpkins, to ask for his personal intervention in this matter.

Yours sincerely
Bryan Smith and Barbara Anaman
The Old Vicarage, Holbeach St Marks





**ST. JAMES'S PALACE
LONDON SW1A 1BS**

From: The Office of HRH The Prince of Wales

24th July, 2002

Dear Mr. Smith and Miss Anaman,

The Prince of Wales has asked me to thank you for your letter of 25th June in connection with the planning proposals in your area.

His Royal Highness entirely understands your concern over the implications for your local environment of development decisions of this kind and is grateful to you for taking the trouble to bring this particular case to his attention. He has, however, asked me to explain that, for reasons which I am sure you will appreciate, it is not possible for him to become involved with local planning decisions of this nature.

However, I shall inform your local planning office that you have taken the trouble to contact The Prince of Wales on this matter.

I am sorry not to be able to send you a more helpful reply. His Royal Highness has asked me to pass on his best wishes and trusts that you understand.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Holloway', with a long horizontal flourish extending to the right.

Mrs. Claudia Holloway

Mr. Bryan Smith and Miss Barbara Anaman

Our Ref : AN/2002/005017-2/1

Your Ref : H09/0198/02



**ENVIRONMENT
AGENCY**

Date : 23 January 2003

Head of Planning
Housing and Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT, OFF ST MARKS ROAD, HOLBEACH ST
MARKS, SPALDING.**

I refer to my previous letter dated 15 March 2002 relating to the Agency's objection to the above application as no Flood Risk Assessment had been submitted.

I can confirm that a Flood Risk Assessment (FRA) has now been submitted to support the application. The Agency considers that the details contained in the FRA submitted by Sidebottom Richardson Cheng (ref;14202/JAR/SG) forwarded to the Agency in your letter dated 23 August 2002 have been undertaken in line with guidance contained in Planning Policy Guidance Note 25, 'Development and Flood Risk', is appropriate for the scale and nature of the proposed development, and demonstrates that the proposed building is at a low risk of flooding.

Accordingly the Agency is prepared to withdraw its previous objection subject to this FRA being approved as part of any decision notice to ensure that the issue of flood risk is adequately resolved for the lifetime of the development. In addition it is essential that the development proceeds in accordance with the approved FRA document.

It should be noted however that this site may have a residual risk of flooding from flood events exceeding those currently mitigated for. Therefore the local planning authority need to be satisfied that the proposed development is in accordance with the requirements of PPG 25 'Development and Flood Risk'.

I would be grateful if you could forward a copy of the decision notice for this application when it is issued.

Should you wish to discuss this matter please contact Michael Braithwaite on the number below.

Yours faithfully



 **Richard Kisby**
Area Customer Services Manager

tel. 01522 785896 fax. 01522 785868
mob. 07767 615201
E-mail mike.braithwaite@environment-agency.gov.uk



Anglian Water 10 OCT 2002

Anglian Water
Services Limited
New Developments
Enterprise House
Waterside South
Lincoln
LN5 7JE

Tel: 01522 341730
Fax: 01522 341352

Our Ref: DE/N/4837 ELS
Your Ref: HO9/0198/02

Subject to Contract

Housing & Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

08 October 2002

Dear Mr Thorn,

Re. ST MARKS ROAD, HOLBEACH ST MARKS

Thank you for your letter dated 4 October 2002 regarding the above, proposed development.

I enclose for your information a copy of my colleague's response to the initial planning application ref, HO9/0963/98, where it states we have no public foul or surface water sewers in the area.

I hope this information is of assistance to you, however, should you wish to discuss the matter further, please contact me on telephone Lincoln (01522) 341730

Yours faithfully,

Eileen L Sandham (Ms)
New Developments

Enc.



Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

**Anglian Water
Services Ltd**

PO BOX 104
Spalding
Lincs
PE11 1SZ

Tel 01945 675351
Fax 01223 201097

Our ref. LA/SH/2471.2

Your ref. H09/0963/98

13 January 1999

Dear Sirs

Proposal : Residential Development
Location : Off St Marks Road, Holbeach St Marks
Applicant : The Crown Estate Commissioners

Further to my letter dated 11th January 1999 I can now comment further to the above.

From a water supply aspect, the Company have existing water mains in this area from which the development of 50 dwellings could be supplied.

There are no public foul or surface water facilities in the vicinity of the proposed development

Yours sincerely

Lesley Anderson (Mrs)
Developer Services Wisbech

FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

From: Mr S Thorn
Our Ref: H09/0198/02
Your Ref:

Environment Agency
Waterside House
Waterside North
Lincoln
LN2 5HA

23rd August 2002

FAO Mr M Braithwaite

Flood Risk Assessment – Reserved Matters Application by Nestwood Homes Developments for Erection of 40 Dwellings at Land off St Marks Road, Holbeach St Marks.

I enclose a Flood Risk Assessment letter dated 11th July 2002 from SRC Ltd which was received after the Committee approved the above development.

Would you please respond direct with a copy to us for our files.

Yours faithfully,

A handwritten signature in black ink, appearing to be "S Thorn".

Steve Thorn
Admin Assistant
Development Control

Copy to:
SRC Ltd – Your Ref is 14202/JAR/SG

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

FILE COPY

MEMORANDUM

TO: Jacqui Berridge – Administrative Officer

FROM: Gill Smith – Technical Assistant

OUR REF: H09/0198/02

DATE: 15 July 2002

SUBJECT: Section 106 Agreement at Land Off St Marks Road, Holbeach St Marks

I am writing with reference to the above application which was considered at the Development Control Committee on 10th July 2002. It was resolved that the Head of Planning and Development be authorised to grant approval subject to the satisfactory completion of Section 106 Obligation, to provide recreation facilities to the rear of the existing Village Hall.

In order that you are able to prepare the necessary information for the above application, please find enclosed a copy of the planning application form and 10 site location plans indicating the site edged in red.

I hope this is satisfactory.

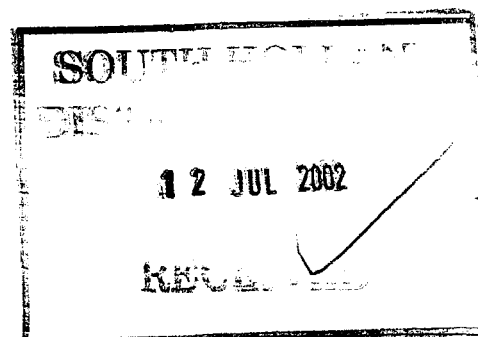
Gill Smith
Technical Assistant

Your Ref.

Our Ref. 14202/JAR/SG

Date. 11th July 2002

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE



Dear Sir

re: **PROPOSED DEVELOPMENT TO LAND OFF ST. MARKS ROAD, HOLBEACH ST
MARKS FOR NESTWOOD HOMES LTD – APPLICATION NO. H09/0198/02**

We are informed by Nestwood Homes that you require a flood risk assessment upon the above mentioned application.

This area of South Lincolnshire has been designated a flood risk area, without taking into account the measures provided by the Internal Drainage Boards.

Our assessment of the flood risk is therefore as follows.

The site is situated at a level of 3.9m above Ordnance Datum and located at approximate National Grid Reference TF 373 313.

At present the site is open agricultural land with St Marks Road along the South East Boundary and an open maintained dyke alongside the roadway, please refer to attached location plan.

The new site will have a gravity drainage system accepting rainwater from all impermeable areas and discharging into the open dyke, maintained by the South Holland Internal Drainage Board.

This drain has been designed for a 1:100 year event at its lowest level as a freeboard of 900mm.

Cont.....



2

South Holland District Council / 14202

11th July 2002

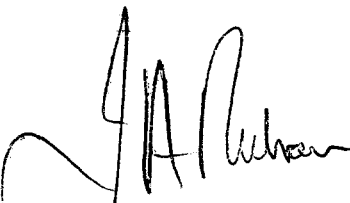
The dyke discharges into the Holbeach St Marks main drain that flows 6.0km to the Lawyers Outfall and into the Wash.

At present the outfall is by gravity, however an automatic pumping station is now being constructed and will be in operation by Autumn 2002, prior to the completion of this development.

We trust the foregoing meets with your requirements and enables approval to be granted from the Environmental Agency.

Yours faithfully

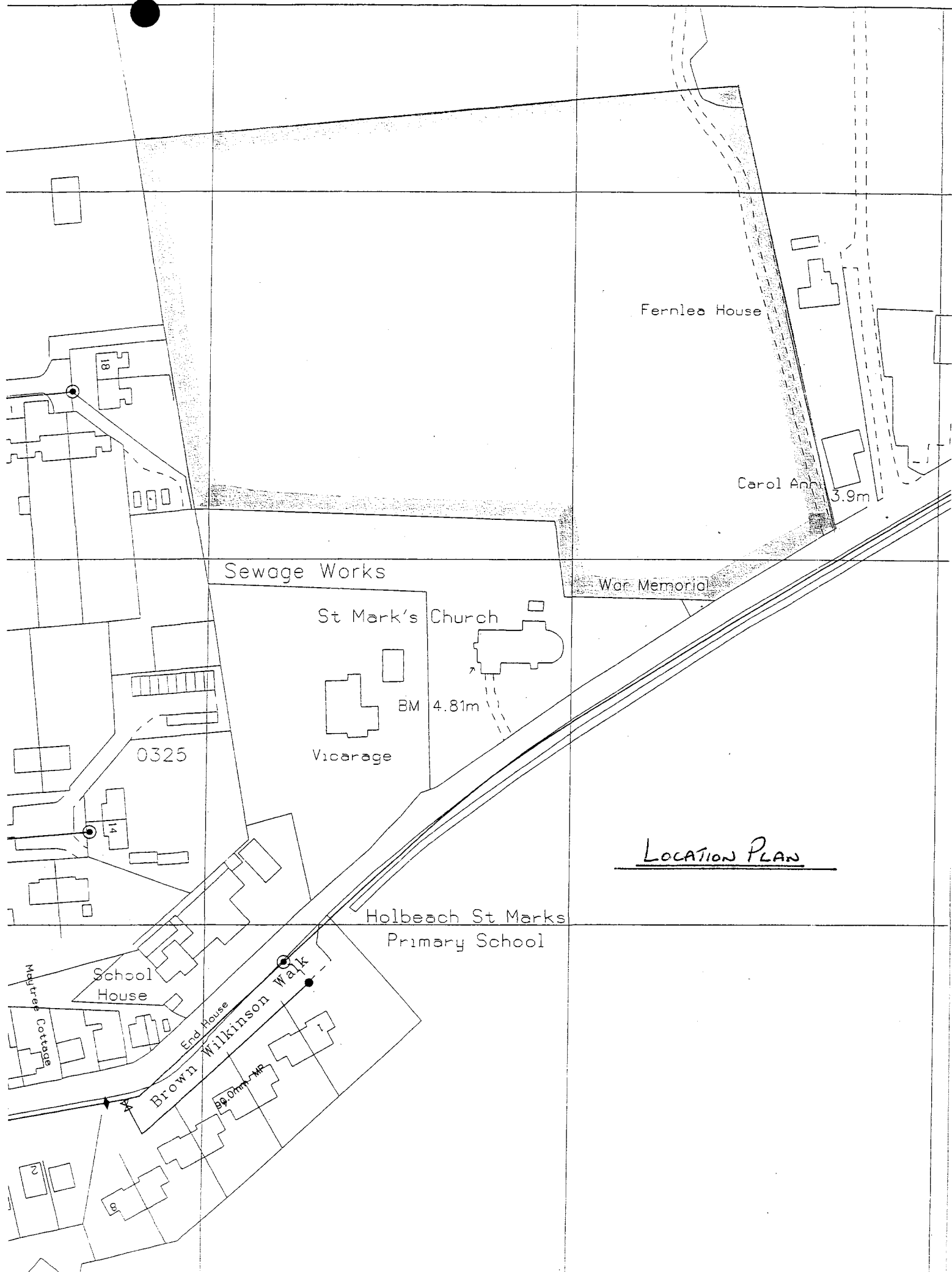
For and on behalf of **SIDEBOTTOM RICHARDSON CHENG LTD**



J.A. RICHARDSON

Encs

c.c. Nestwood Homes



THIS COPY

Mr G Crouch SLR
The Beagles
Main Road
Holbeach St Marks
Spalding
PE12 8DZ

Steve Williams

SRW/JMC

11 July 2002

Dear Mr Crouch

Erection of 40 Dwellings off St Marks Road, Holbeach St Marks

Thank you for your letter of 14 June 2002 addressed to Terry Huggins. As you probably know, the planning application for 'reserved matters' was, in effect, approved by the Development Control Committee at its meeting on 10 July.

I am afraid that, at present, our resources do not allow us to make copies of planning applications available at locations other than the Priory Road Council Offices and Spalding Library. I recognise that there would be benefit in extending this to Holbeach and other parts of the District. This is something we will consider as we try to improve our service.

With regard to the revised scheme, our records show that we notified you on 31 May 2002, at the same time as other residents who had objected. In fact, we sent two letters, one to yourself and the other to your wife, following your separate letters of objection.

I hope that this deals with the points you have raised and I would assure you that your objections were taken fully into account during our consideration of the planning application.

I have copied this reply to Chris Simpkins, our Chief Executive, and Councillor Nick Worth to whom you sent copies of your letter.

Yours sincerely


Steve Williams
Head of Planning & Development

cc Chief Executive ✓
Cllr Nick Worth ✓

Gerry Huggi
Director of
South Lolla
Spalding,
Lincolnshire

SO LOLLAND

SIR. (INC)

25 JUN 2002

REC-11

Planning App

of 40 dwellings off
St Marks Road, Holbeach St Marks

Dear Sir,

Please find attached copy of my objections to the above
mentioned Planning Application for information and action.

Whilst writing I would ask the question as to why these plans
etc; were not available at the Holbeach Public library, for
inspection.

Not everyone whom the above affects has the means to travel
14 miles to Spalding to view the plans.

Also I would enquire that having previously objected to these
plans I was not informed of any revisions, as my neighbours
whom had also raised their objections received due
notification.

Also I noted that the letter shown to me bore no signature.

I leave the foregoing to your kind attention and look forward
to receiving your comments in due course

Yours faithfully,

Mr G. Crouch. SLR

copies to: Mr. Chris Simpkins. - Chief Executive SHDC.

Mr. Mick Worton. - Councillor Holbeach St Marks.

2 letters Mr G & Mrs G Crouch 31 May

Mr. G. Crouch. SLR.
The Beagles,
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 3DE.
Tel: 01406 701504.
14.06.02.

To L.Smith, Council Offices, Priory Road, Spalding .PE11 2XE.

REF

Application 009/0198/02 (REVISED)

From Mr. G. Crouch.SLR.

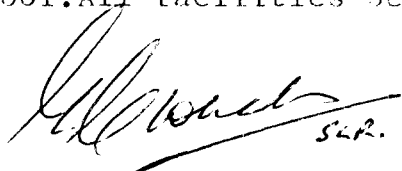
The Beagles, Main Road, Holbeach St Marks. PE12 8DZ.

Tel.01406 701 504.

Dated 14.06.02.

With reference to the above revised mentioned planning application I would register my objections as follows:-

- 1) I note that the revised application now suggests 40 dwellings. Frankly if it is assumed that this mollifies my objection to the development it is an insult to ones intelligence.
- 2) This application means an increase of approximately 50% in housing which is unacceptable in a village of this size.
- 3) The proposal goes against that which I have been led to believe that there was a 10 year moritorium on building in St Marks.
- 4) I note that no Village plan for St Marks has been produced which surely is against Rural Planning Guide Lines.
- 5) According to SHDC guidelines as I understand them, is for piecemeal development in rural locations, by no stretch of ones imagination is this piecemeal.
- 6) The Citizens Charter states that full consultation with local residents should take place. As I have received no notification of the revised plans despite having previously raised my objections to the development it was only through my neighbours that I discovered the revisions.WHY!.
- 7) As far as I can ascertain the design, construction and materials are out of keeping with the other buildings within the area of the development ie Church and adjacent properties.
- 8) Why have we now 3 sewage plants all of which are discharging into the dyke 2 of which are situated on the south side of the development surely these should be within the confines of the housing, not up against existing property boundaries.
- 9) With reference to 8 above I pose the question have all concerned ie the owners of property situated along the dyke DEFRA/N.R.A. and the owner of the land through which the dyke runs, been consulted on this proposal?.
- 10) In the event of a malfunction of the aforesaid plants who is responsible for any discharge of effluent that could be a hazard to health and the environment.
- 11) The increase in traffic on a very minor road is the scenario for an accident waiting to happen.
- 12) I also have doubts as to whether all government guidelines appertaining to Rural locations have been considered. ie PPG1 and PPG3.
- 13) There is at present no infrastructure in existence that could support such a development eg Medical, Dental and School. All facilities being FULL.


SLR.

**10th JULY 2002 DEVELOPMENT CONTROL COMMITTEE
POST COMMITTEE INSTRUCTIONS**

Page No	Application Number/ Applicant	Case Offr	Instructions/Decision
1	H22/0210/02 Slator Bros (Farms) Ltd	LS	Auth to grant as recommended, subject to clearance from Government Office. <i>Not on Minutes:</i> <i>Application to go back to Cttee if re-siting of building is varied by more than 1.5 metres in any direction.</i>
3	H04/0020/02 Powaspray Ltd	PJU	Grant temporary permission as recommended. Amend time period from 5 years to 2 years.
7	H20/0052/02 Mrs K Hagon	DMG	Refused plus enforcement action as recommended, but reconcile with previous enforcement notice.
12	H14/0069/02 Broadgate Developers Ltd	PJU	Auth to grant as recommended. Add condition restricting removal of hedgerow during nesting season.
17	H09/0198/02 Nestwood Homes Devl	LS	Auth to grant as recommended.
24	H14/0012/02 H14/0013/02 Lincs Diocesan Trust etc.	DJR	Grant as recommended.
28	H16/0236/02 Parish of the Immaculate Conception etc.	DJR	Deferred as Members are minded to grant permission contrary to recommendation. Back to Cttee with suitable conditions
34	H16/0241/02 Dankar Developments	PJU	Deferred as Members are minded to refuse permission contrary to recommendation. Back to Cttee with suitable refusal reason/s.
37	H14/0335/02 Mr P Edwards	PJU	Grant as recommended.
39	H16/0370/02 Persimmon Homes	DJR	Auth to grant as recommended. <i>Not on Minutes:</i> <i>Officer to re-consider boundary fencing.</i>
45	H02/0359/02 Mr I Spencer	PJU	Grant as recommended.
47	H04/0412/02 Fruitex Storage & Distribution	DJR	Refused as recommended.

With Compliments

DAVE GEORNEY / MIKE SAWWOOD

APPLICATION H09/0198/02-RES DEV
AT ST MARKS ROAD, HOLBEACH ST
MARKS

FOR FILE - THIS IS A COPY OF THE PLAN
REFERRED TO IN LEWIS' LETTER
DATED 25 JUNE 2002 TO
CARTER JONAS.

Jacqui x 4206

S O U T H



H O L L A N D
DISTRICT COUNCIL

Council Offices

Princes Road

Spalding

Lincolnshire

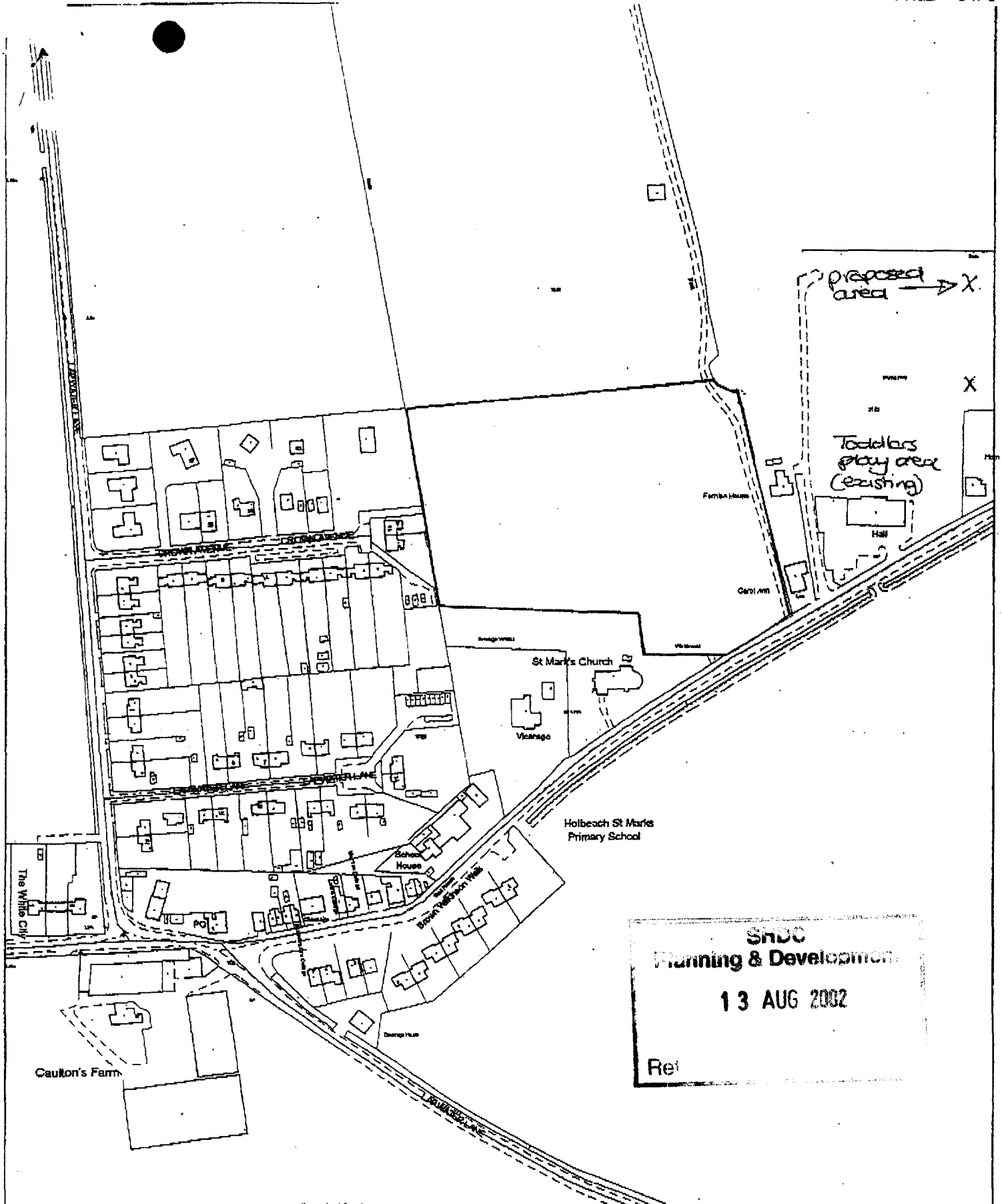
PE11 2XE

Telephone: (01775) 761161

Fax: (01775) 761163

Email: Info@sholland.gov.uk

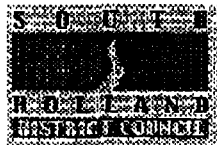
RECEIVED



SHDC
Planning & Development

13 AUG 2002

Rei



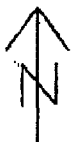
Planning and Development

Council Offices, Priory Road, Spalding, Lincolnshire
PE11 2XE

Scale: 1:2500

March 2002

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Application Number: H09/0198/02

Date Received: 19 Feb 02

Application Type: Reserved Matters

Description: Erection of 40 dwellings (Outline H09/0963/98)

Location: Land off St Marks Road, Holbeach St Marks

Applicant: Nestwood Homes Developments Agent: East Midlands Design Assoc.

(General Plans Received)

1. REASON FOR COMMITTEE CONSIDERATION

10 JUL 2002

Recommendation of approval contrary to objections received from Ward Member, Parish Council and public.

2. PROPOSAL

Permission is sought for the erection of 40 dwellings together with open space.

3. SITE DESCRIPTION

The entire site is currently agricultural land, located to the north of St Marks Church and its cemetery, with access gained from St Marks Road.

4. RELEVANT PLANNING POLICIES

The Development Plan

Lincolnshire Structure Plan, 1982

None applicable.

South Holland District Local Plan, 1998

The site is allocated for residential development in the adopted Local Plan.

Policy E1 – proposals for development must satisfy a broad range of assessment criteria in order to be acceptable in planning terms. Amongst other criteria, planning permission will be granted for development that maintains the amenities of other adjacent land users and residents, existing and future.

Where the development plan contains relevant policies, Section 54A of the Town and Country Planning Act 1990 requires that a planning application shall be decided in accordance with the plan. This is unless material considerations indicate otherwise.

Emerging Policies

First Deposit Draft Local Plan to 2011

Policy 82 – provision is made only for the development of land which currently has the benefit of planning permission.

5. RELEVANT PLANNING HISTORY

H09/0963/98 – Residential Development off St Marks Road, Holbeach St Marks, Spalding. Approved with conditions. 22 February 1999.

6. REPRESENTATIONS

Following a meeting at the village hall, where the original plans were discussed, amendments were made to the proposal and all the consultation responses below refer to those amendments.

Parish Council	Lack of infrastructure in the village. Pleased with the landscaping, however, access to one side and not the other. Still overdeveloped.
Ward Member	Cllr C N Worth – Consultation with villagers at a public meeting was well attended and brought about these amended plans. The number of dwellings has been reduced from 44 to 40, which in terms of a Reserved Matters application is an achievement, even though it is acknowledged that villagers think the ideal number to be 15 – 20 houses. Extensive efforts have gone into providing much needed facilities for teenagers adjoining the existing new play facilities and the design layout of the affordable housing has been greatly improved. The footpath linking the old part of the village to the proposed development with provision for link to the school is also good. It is essential that the footpath is well lit. The school currently has only 45 pupils and would welcome 15 – 20 more, which this development would provide. There are currently 138 houses in the immediate village, therefore, this new development would represent an increase of nearly 29%.
County Highways	Raise no objection.
Holbeach and District Civic Society	Summarised: • Should be development with no more than 10 – 15 properties on site. • We note that 5 dwellings are without garages. • Several garages to be built on the boundary which will make maintenance difficult. • Property No. 1 is too near the road. • 12 two-bed properties have too small a back garden. • Re-design and planning of the estate is not in keeping with the Lincolnshire Design Guide or the 'Green Paper'.
Police Architectural Liaison Officer	The plans indicate there has been provision made to provide a footpath link along the southern edge of the development to

connect the St Marks Church of England Primary School with the village hall playing field and Crown Avenue with Main Road, and such is recommended. This footpath should be well lit and be clear of any vegetation to provide safe and secure route.

South Holland Internal
Drainage Board

Raises no objection.

Environment Agency

The Environment Agency is aware that the principle of development has been established however, the Agency does advise that the applicant undertakes a flood risk assessment in consultation with the Agency, to determine the extent of flood risk to the proposed development and consider mitigation measures to achieve a net flood risk reduction.

Public

25 individual letters of objection have been received based on the following comments:

- Plan is for housing estate type of development that is most appropriate to an urban or suburban location, such as the environs of Holbeach or Spalding.
- The local plan requires certain densities of housing, but this is in opposition to other policy directions which require developments to be in keeping and in character with the village location and the current density of housing.
- This proposed development is still too high a density in relation to this village location and should be rejected.
- There is no existing village plan in accordance with current guidelines.
- The existing properties are diverse and mainly non-linear in relation to each other and contain a variety of styles developed in a mostly piecemeal fashion. The new development offers a high density for a village location, linear design layouts and construction designs are out of keeping with the village.
- The plans submitted for the development are insufficiently details for a informed decision on a development of this magnitude when considering the huge impact it will have on the village.
- The proposal is not in accordance with the Lincolnshire Design Guide.
- The play area has been removed with the promise of additional facilities at the village hall play area, but no details or suggestion are give of these additional facilities.
- The scale of this development is vast for the size of the village (40% increase in the village housing, with a potential for a 60% increase in population).
- The properties are poorly designed and sited.
- It is unlikely that anyone locally will be able to afford any of the housing on this estate.
- Views from the church and vicarage would be substantially reduced and degraded.

- Concerns over waste disposal and the position of the package treatment plant.
- We believe that a study will show that the surface water system is operating at or near full capacity. The new development will cause this capacity to be breached, resulting in localised flooding and substantial standing water during wet periods.
- There is insufficient power supply to the village.
- The current infrastructure cannot support a substantial increase in population that this development proposes.
- The nearest medical facility is heavily over-subscribed in Holbeach, some 4.5 miles away.
- There are no shops in the village.
- The current school facilities in the area are already over-subscribed.
- The road infrastructure in the village would feel the strain of substantial private vehicle increase, with the consequent impact on highway safety.
- With the closure of Tinsley Foods there is no economic base for people living in these new properties.
- PPG3 states that building development should create more sustainable patterns and deliver accessibility to public transport, jobs, education, health, shopping and leisure local services. The proposed development does none of these.
- The terms of the outline planning permission should be re-visited as clearly the approval and context in which the decision was made is now out of date.
- At a village meeting only 2 people felt substantial development was necessary (1 being the owner of the local public house that has struggled to survive). Not until it was suggested that the number of houses be reduced to 15 from 20 did a substantial number (less than half those present) feel this would be acceptable. The other half said no to any development.

One letter of support has been received stating the landscaping is very graceful and the design of the houses and bungalows are very tasteful. All in all, a very well designed layout.

7. MATERIAL CONSIDERATIONS

The main issues are:

- Principle.
- Development layout.
- Public open space and footpath linkages.

Principle

The site is identified in the Adopted South Holland District Local Plan for residential development and benefits from outline planning permission, granted under reference H09/0963/98, approved in February 1999. The principle of development is not a material planning consideration in the determination of this proposal.

Development Layout

The original application proposed the erection of 44 dwellings including three lots of 6 terraced properties located in the north-western corner of the site. Following a public meeting in the village, a number of amendments have been made to the proposal, most noticeably the reduction in the number of dwellings from 44 to 40 and the removal of the terraced properties in favour of small semi-detached properties.

The site extends to approximately 2 hectares (5 acres), located on a greenfield site to the rear of St Marks Church and its cemetery. There is existing residential development to the east and west with open fields to the north. Clearly, the site is particularly sensitive and a number of conditions appended to the outline permission sought to ensure that an appropriate standard of development would ultimately result from a reserved matters application. Of particular note was the requirement to provide a 10 metre wide tree-belt to the north of the site and also the need to respect the setting of the Church. This application therefore includes the tree-belt to the north of the site and also the public open space is located in such a way as to provide a 'buffer' between the Church, its cemetery and the first dwellings on the site. Plots 1 through to 5 are served by a private driveway, separating the dwellings from the public open space. This layout ensures that this part of the development is outward looking and will provide the most suitable vista around the Church and cemetery.

On the St Marks Road frontage, there is a small War Memorial which lies immediately adjacent to the application site frontage. One of the original 44 dwellings was proposed to be a bungalow immediately adjacent to the War Memorial. This has now been removed and the area around it landscaped thus providing a better setting.

Throughout the site there is a mixture of single-storey and two-storey, detached and semi-detached properties, providing a suitably mixed housing type in accordance with the design guide and Local Plan policies. The site has also been landscaped, providing for hedgerows along curtilage frontages in order to soften the impact of the street scene and provide a more pleasant rural outlook. The dwelling types are suitably designed following a simple rural vernacular. Whilst there has been some criticism of the design, having regard to the variety of building styles and types in Holbeach St Marks and the fact that this development comprises 40 dwellings, it would be extremely difficult to provide a form and character of development which would be in keeping with the varied range of accommodation found in Holbeach St Marks such as small terraced cottages, to substantial period dwellings. The original proposal for 44 dwellings would have resulted in a density of 9 dwellings per acre. The revised number results in a development of 8 dwellings per acre. This development is below the average density required for new development in South Holland, however, bearing in mind the character of the settlement it is considered that an increased number of dwellings would result in a form of development completely out of character with the settlement. In addition, increasing the number of dwellings simply to comply with density standards would be unfortunate in this instance, bearing in mind the relatively unsustainable location of Holbeach St Marks, together with the Council's desire to reduce the number of dwellings across the District.

Public Open Space and Footpath Linkages

The outline application required the developer to provide 7.5% of the gross site area as land for public open space. In fact, as a result of the need to respect the setting of the Church and the cemetery, the amount of open space provided amounts to approximately 15% of the total site area. The original plans submitted indicated an area to be used as a toddlers play area. Following feed back resulting from the public meeting in the village, it was recognised that having regard to the fact that a toddlers play area already existed to the rear of the village hall,

this development provides the opportunity to secure a different kind of play equipment for the older children within the village on the playing fields to the rear of the village hall. The equipment will in the main consist of a half-pipe skate-board ramp, a steel fabricated football goal and basket-ball hoop. The existing toddlers play area is within the 400 meters distance from the development as set out in the National Playing Field Association Guidelines and as such it is considered acceptable and appropriate to provide a more diverse range of recreation equipment rather than duplicate existing facilities. Having regard to the nature of the equipment to be provided, it would also appear more appropriate to provide it on the existing playing field rather than within the residential development where there would be a significant likelihood of disturbance to surrounding residential occupiers. The developer has agreed in principle to provide the equipment, the Parish Council has agreed to maintain it and the Crown Estates, owners of the land, have agreed that it can be installed. The equipment would be installed via a Section 106 Obligation.

Another concern that this development has highlighted and, to some extent a shortfall within the village, has been linkages for pedestrians within the village, principally from the residential development off Lapwater Lane, the village school and the village hall to the east. Presently, those wishing to walk from the school to the Lapwater Lane residential development have to do so principally along St Marks Road which does not benefit from an existing footway. Indeed, there is no scope to provide a footway, either in principle via this development or physically, due to the constraints of the existing highway. In addition, children attending the village school use the village hall for recreation facilities and have to walk along the busy St Marks Road in order to gain access to it. It has therefore been established that there is a need to provide greater pedestrian linkages within the village to enable people to reach the school and village hall on foot safely rather than having to walk along St Marks Road. Whilst the proposed footpath which runs through the public open space in the development, appears to start in the south-western corner of the site, this point does in fact coincide with existing informal pedestrian thoroughfare linking Crown Avenue and Lapwater Lane. In addition, the school is presently endeavouring to negotiate a footpath between the school premises and Lapwater Lane so that children can walk to school without having to be driven round the block onto St Marks Road or walk along St Marks Road. Should this development proceed, the installation of the footpath which would be adopted to County Council standards, would enable the potential for school children and indeed residents on Crown Avenue and Lapwater Lane and the new estate, to access the village hall and walk from the school to the village hall through the new estate and result in the need to use a relatively short stretch of St Marks Road before reaching the village hall. The development as proposed therefore helps to create the potential for better footway linkages within the village having regard to the constraints that the existing St Marks Road provides.

Conclusion

Clearly there is concern regarding the scale of development that this application provides for within a relative small community. However, the site does have the benefit of outline planning permission and therefore the principle of development cannot be questioned. The developer has tried particularly hard to integrate the proposal within the fabric of the village, having regard to the fact that clearly the addition of 40 dwellings to this settlement would have a significant impact. However, negotiations have resulted in the development giving something back to the village in the form of better pedestrian linkages and also much needed play equipment, augmenting the existing play facilities to the rear of the village hall.

8. RECOMMENDATION

That the Head of Planning and Development be authorised to grant approval subject to the satisfactory completion of a Section 106 Obligation, to provide recreation facilities to the rear of the existing village hall.

Conditions:

1. The footpath crossing the public open space shall be constructed and lit to adoptable standards in accordance with details to be submitted to and approved in writing with the Local Planning Authority, prior to the commencement of development.

Reason: In the interests of providing suitable pedestrian access across the site.

2. Prior to the commencement of development, all fencing on the approved plan on the eastern, northern and western boundaries of the site shall be completed in accordance with the approved plans.

Reason: In the interests of the amenities of the adjoining occupiers and general character of the area.

Case CBS Off. Date
Salient points highlighted

OBJECTION

SC
DE

AND
UNCE

2 JUL 2002

RECEIVED

LS
MS

Mr. & Mrs. J.N. Price,
West Lodge,
Crown Avenue,
Holbeach St. Marks,
Spalding, Lincs.
PE12 8UE

17th June, 2002.

Mr. L. Smith,
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Mr. Smith,

Re: Planning Application H09/0198/02

We are writing following the amended plans that have now been lodged with the Council.

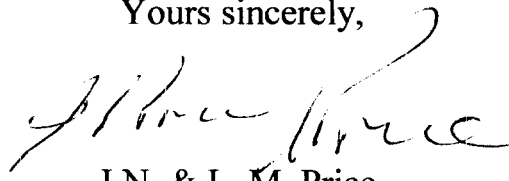
The amended proposed development will still be overlooking our property and take away all our privacy by blocking our view light and enjoyment.

The plan does not give the type of fencing on our boundary, although a wooden 6' close boarded fence was indicated in conversations. We await further confirmation in this respect.

The amended plans do not give any measurements as to the distance between our property and the proposed dwellings and again in conversations your indicated that this would be 20 mtrs. Please confirm distances in question.

We await hearing from you on the above points.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "J.N. & L. M. Price". The signature is written in dark ink and is positioned above the printed name.

J.N. & L. M. Price.

CARTER JONAS

PROPERTY CONSULTANTS

www.carterjonas.co.uk

6-8 Hills Road, Cambridge CB2 1TA Telephone 01223 368774 Facsimile 01223 369950

28 June 2002

L Smith Esq
South Holland District Council
Council Offices
Priory Road
SPALDING
PE11 2XE

Our Ref: AJW/RFM/21790
Direct Dial: 01223 346632
Direct Fax: 01223 346627

Your Ref: H09/0198/02
LS/MJT

Dear Lewis

**CROWN ESTATE : WHAPLODE
ERECTION OF 40 DWELLINGS, NESTWOOD HOMES DEVELOPMENTS, LAND OFF
ST MARKS ROAD, HOLBEACH ST MARKS**

Thank you for your letter dated 25th June 2002 regarding the proposed play equipment to be installed at the rear of the Village Hall.

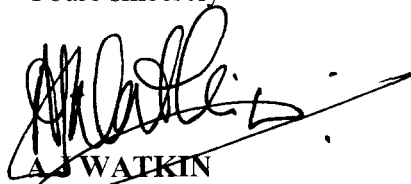
The Crown Estate are aware that a half pipe skateboard ramp and basketball hoop is proposed and they are happy to grant their consent towards this being erected on site, subject to the Trustees of the Village Hall being in agreement as well.

With regard to your proposed S106 Agreement and due to the fact that this area is let to the Trustees of Holbeach St Marks Village Hall, it may not be possible for the Crown Estate to enter into a Section 106, as they are merely the Landlord in this particular situation. Would it not be possible in this instance, to rely on an exchange of letters between all parties, bearing in mind the Crown Estate will not withdraw from their agreement.

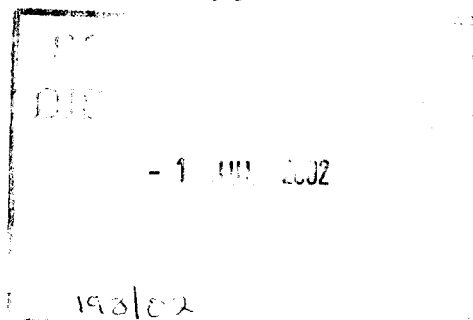
I must point out that the Crown Estate do not accept any liability or responsibility for the equipment erected on the site or any accident, damage or injury that may arise due to or from it's use.

If you wish to discuss any matters further, then please do not hesitate to contact me, otherwise I trust that this is acceptable from your point of view.

Yours sincerely


ANDREW WATKIN
PARTNER
andrew.watkin@carterjonas.co.uk

cc: Mrs K B Hayward



Residential Rural Commercial Minerals Planning & Development Building Consultancy
London Cambridge Harrogate Huddersfield Kendal Leeds Marlborough North Wales Oxford Peterborough Shrewsbury Worcester York

A list of partners is available at the above address



INVESTOR IN PEOPLE



*please pass to Lewis Smith
for inclusion on the file*

Mr. B. Smith & Mrs. B. Anaman,
The Old Vicarage,
St. Marks Road,
HOLBEACH ST. MARKS,
Spalding,
Lincs.
PE12 8DZ.

Your Contact: Terry Huggins

Our Ref: CS/Dir/0039.0000

Your Ref:

Date: 25 June 2002

Dear Sir and Madam,

I refer to your recent visit to my office to discuss the planning application at Holbeach St. Marks. I undertook to obtain certain information and pass this onto you.

The Development Control Officer is planning to prepare his report on the application such that it may be considered by the meeting of the Development Control Committee scheduled for the 10th July 2002. This meeting will commence at 6.30 p.m., and members of the public may attend as observers of the meeting.

The elected members of the Council's Development Control Committee are:-

Mr. B. Alcock	Mr. P.A. Espin	Mr. E.J. Poll
Mr. T. Barker	Mr. G. Gambba-Jones	Mrs. A. Puttick
Mr. D.G. Best	Mr. H.R. Johnson	Mr. M.D. Seymour
Mr. T. Bray	Mr. E. Pegler	Mr. P.M. Walls
Mr. C.J.T.H. Brewis	Mr. M.A. Pell	Mr. R. West

If you wish to examine the file relating to the original application for outline planning permission it is available at these offices. If you would care to telephone the Planning Advice Assistant, Karen Porter, on extension 4279 before coming into the office she will seek to have the file ready for you.

Finally reflecting upon our conversation I may have mislead you in one respect. When you asked what options were available to you for seeking to challenge the original decision to grant outline planning permission I mentioned the process of judicial review. What didn't enter my mind at the time was that such challenges are normally time limited and the opportunity to take this action may well now have passed.

I trust you found your visit to the offices helpful and that following Development Control Committee you will conclude that the Council has reached it's decision in an open and businesslike manner.

Yours faithfully



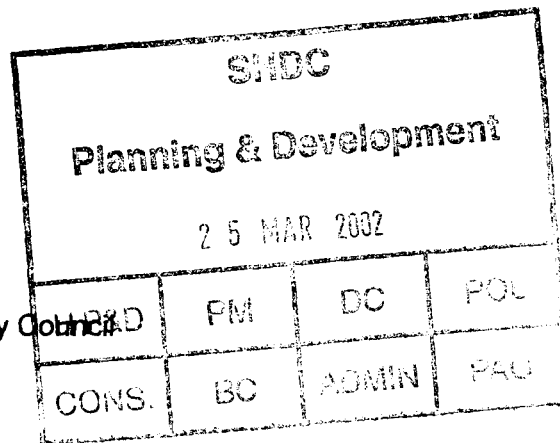
Terry Huggins
Director of Customer Services

Mrs Annaman, Holbeach St. Marks - 01406 701685

- Jennifer managed to contact her - she is aggrieved that the Chief Executive will not speak to her hence why she did not return Jennifer's call which she admitted she had received. She only wants to speak to Chief Executive or yourself having already spoken to other "planning officials".
- I spoke to Lewis Smith who gave me the following background information.
- Mrs. Annaman and her partner, Brian Smith, live in a very large property (The Old Rectory) in the centre of Holbeach St. Marks with a very large garden behind which is the cemetery behind which is an open space area and then the 4 acre field owned by Crown Estates which has outline planning permission for 40 houses reduced from 44. The field already had planning permission when Mrs. Annaman and her partner bought their property.
- A public meeting was held earlier in the year which Lewis attended and Coun. Worth.
- Lewis felt that the new development is far enough away from Mrs. Annaman's property not to cause any problems. The main problem would appear to be that they do not want any **new** development in the village and that they feel they are getting nowhere with "planning officials" hence the call to the Chief Executive.
- Mrs. Annaman will not speak to anyone else in planning.

•

19.06.02 14.15 left message on BT answer phone TH



Lincolnshire County Council
Spalding

Barbara Anaman
The Old Vicarage
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ

24th March 2002
Ref. SHDC/BGS01

Dear Sir,

Your ref: Holbeach St Marks Housing Development

A few weeks ago we became aware that Nestwood Homes Developments through the East Midland Design Associates had entered plans for a housing development on 5 acres of land on the north side of the Old Vicarage.

It is our intention to object to this development however we understand that outline planning permission was already granted in 1999. Despite moving to the Old Vicarage in 1999 we were not aware of the recent renewal of outline approval, only of some outline proposals being held for more than 50 years on the site.

We believe that with the recent closing of nearby Tinsley Foods, the circumstances for which original outline permission was granted have now changed. With no substantial employment in the area the requirement for new homes has considerably diminished and with unsold properties still on the market in Holbeach St Marks we believe there is no requirement for new housing. We are also aware that new government guidelines on new housing development, if applied to Holbeach St Marks today, would almost certainly result in any applications for outline planning permission to be turned down.

We request the council to re-examine the circumstances for outline planning permission and reject the current housing development proposal until further consultation takes place at the local level.

Attached is a detailed examination of the issues involved and reasons why this development should be rejected and outline permission re-examined.

Yours faithfully

Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

Objections to Development

I would like to raise a number of points regarding the proposed plan for developing the site at Holbeach St Marks. These will cover Material Considerations, current and future development guidelines and legislation and a re-examination of the original outline planning permission.

Size/Scale of Development

The proposal is for 44 properties of mixed style including some terraced properties. It is clear the plan is for a housing estate type of development that is most appropriate to an urban or suburban location such as the environs of Holbeach or Spalding. It is not appropriate or "in keeping" with the village setting of Holbeach St Marks and is therefore obtuse and inconsiderate to the existing properties in the village.

The planning guidelines PPG1 sections 54-55 state that applications should take into account other material considerations which include whether the plan policies are up to date and relevant. Clearly this application, based on previously granted outline permission, is relying on out of date policies that are not relevant at this time. PPG1 also states that new and emerging policies are also material considerations (sect 53) and as there are policies that have or will supersede the original plans it clearly indicates that this development should not be taken further. Under PPG1 Sect 55 there are material policies in current plans that pull in opposite directions. For example the plan requires certain densities of housing but this is in opposition to other policy directions which require developments to be "in keeping" and "in character" with the village location and the current density of housing. This proposed development is therefore too high a density in relation to the surrounding location and should be rejected.

If we look at the village as a whole (new/emerging guidelines require the development of a village plan and this should be addressed by the SHDC) the existing properties are diverse, mainly non-linear in relation to each other and contain a variety of styles developed in mostly a piecemeal fashion. This new development proposal offers high density for a village location, linear design layouts and construction designs that are out of keeping with the village. This is a material consideration and requires further detailed information which is not available, therefore the development plan should be rejected.

A further consideration is the construction of a large number of properties in a single development that also is in opposition to the piecemeal development preferred for rural village locations.

All the above points should therefore be considered material considerations.

I would also like to comment at this stage that the plans submitted for the development are insufficiently detailed for an informed decision on a development of this magnitude when considering the huge impact it will have on the village. The plans have been developed over a period of 8 days (see drawing revision dates) which I believe are insufficient to make assessments of the requirements under the Design Guide for Residential Areas (Lincolnshire Planning Guide). The guide states that appraisals should look at the characteristics of the surrounding area, the ecological sensitivity of the area (including hedgerows, trees and historic landmarks), with sympathetic new design to complement the character of existing surroundings. Infact the outline planning permission was given on condition that the development plans in terms of design and layout should be in accord with the advice contained in the Lincolnshire Guide for Residential Areas. Clearly the proposed development does not do this and has been poorly thought out due to the time constraints imposed by needing to apply for planning permission by 21st Feb 2002. Plans were drawn up between 13 Feb 2002 and 19th Feb 2002, with the final modifications to the drawing being materials, landscaping and a play area. These have been added at the last minute, hardly an example of carefully thought out planning. Once again I would remind you that the scale of this development is vast for the size of the village (50% increase in village housing with potential for a 65% increase in population) and should undergo thorough planning, design and consultation with the local residents in line with the Citizens

Charter as per PPG1 Sect 57. I would go further and suggest this development should be the subject of a detailed feasibility study followed by a public consultation.

Looking again at the surrounding properties to this proposed development the nearest equivalent is the open estate to the west of the plot. You will find that an equivalent area of 5 acres contains around 30 properties, which is the highest density in the village, built many years ago under different circumstances. Clearly the proposed development at 44 properties does not even conform to the scale of the existing properties in the village, even looking at the closest comparison in the village.

Housing Design and Layout

The design of the housing proposed for the development are a material consideration. From the outline plans there are 2 large bungalows at the front of the development virtually fronting the St Marks Road. These properties will obstruct the view of the Church, the main feature of the village, when approaching from the east. This is in contrary to the Design Guide for Residential Areas therefore the proposed plan should be rejected. These same 2 properties have detached garages the roof design of which includes terracotta tiling which contrasts with the bungalow itself and is in contrast to the church and vicarage which are grey slate. This is not in keeping with the surrounding properties and is not sympathetic to the church and vicarage.

If we look at the proposed design of the properties it is clear that they are of low cost box type design with no enhancing features. For instance there are no interesting window designs, no alternative brick structures to complement the style of the church and vicarage (end on bricks every third layer), no enhancing door entrances except token simple design porches. There is an opportunity to provide interesting and attractive properties to enhance the village. The village of Holbeach St Marks has intrinsic value and this design of development can erode that value.

Currently in Holbeach St Marks most properties are set back from the road infrastructure. The proposed development shows housing close to the road infrastructure. This has been necessary to accommodate an unnecessarily high density of housing and should be rejected.

The layout of the housing shows larger properties to the south and east of the site creating a cul-de-sac to the west where the designated "affordable housing" is positioned. This layout is contrary to estate planning where the more expensive housing is normally to the back of a development and cheaper housing towards the middlefront. It would be more desirable to have the terrace type properties to the north eastern end of the site, thus preventing an overlooking aspect to the existing bungalows to the west of the site. These terraced properties, in relatively high concentration, are not "in keeping" with existing properties where the maximum number in a terrace is 3. They would severely block the light and view of the existing bungalows to the north west of the site. They should be re-thought and moved to a more appropriate location. The north east area of the site does not overlook existing properties and would be more appropriate.

Existing developments in the area are generally landscape dominated, particularly around the church and vicarage that are immediately adjacent to the proposed development. The pattern of development is generally informal and non-linear. The proposed development does not complement the character of the village when considering the above design principles. The new development shows a building dominated layout not landscape, it is mainly formal and linear which once again is not in keeping with existing housing. The quality of space between the buildings on many of the proposed housing is poor in relation to the surrounding area and shows only limited garden space contrary to existing development. A rural area lends itself to the requirement for reasonable garden space. This can allow families to grow their own vegetables to supplement incomes particularly at the affordable housing level. The proposals do not provide for this.

The plan currently shows a fully equipped play area, although no specification is given for the equipment intended for the site. I would request further information on this before making a recommendation. It is surprising that the play area is to the south eastern corner of the site. As you will know there already exists a substantial play area to the east of the village hall which includes football pitches, swings, slides, climbing frames etc. It seems wholly inappropriate to create another play area which may be seen as specifically for the new development and so reduce integration of the new residents to the village. More appropriate would be better open space, increased garden sizes and reduced density of housing, with perhaps one or two village green areas central to the development, so creating a greener more countryfied aspect to the development in keeping with the surrounding area. This would be more in accordance with the Design Guide for "comfortable accommodation, good townscape, significant landscape appropriate to the site and setting".

The siting of the play area I understand will be close to a sewage treatment plant for the entire site. This brings in the environmental concerns of having a children's play area near sewage treatment facilities, whether the treatment plant is sealed and fully protected or not. No system is foolproof and air pollution will occur, particularly if the system breaks down. You should also be aware that the play area is close to an existing sewage treatment plant to the west of the site which currently causes air pollution continuously and has been the subject of several complaints to the council over the last 2 years and is still awaiting some resolution.

Landscaping/Views

The current proposal provides for a substantial tree lined area to the north of the site. It is unclear why this has been included, to this extent, in this location. It would seem wasteful to screen the development from open views across countryside to the north. Clearly the south side of the site would be more appropriate. This would integrate woodland and trees into the community and provide screening for the church and vicarage from which the current view to the north would be substantially reduced and degraded. It would also provide screening should the play area and sewage works remain at the current location.

There currently exists a substantial tree/hedgerow to the east of the site. I understand the boundary line of the site is in the middle of this tree line. It would be unthinkable that this tree/hedgerow were to be altered in any way as this is an integral part of this community and attracts substantial wildlife to the area.

The type of hedgerows and trees suggested on the plan have not been considered from an environmental aspect. The hawthorn dominates the suggested hedgerows and there is no sign of weeping willows. With a substantial water run-off problem created by the increased concrete and road infrastructure the willow will absorb high levels of water and would help compensate the drainage problems that may occur.

The loss of important views is a material consideration. At the Vicarage we consider the open view to the north to be very important. The view is part of the country life we so desire, currently open fields which attract a variety of wildlife including Marsh Harriers and land used to grow flowers for the local community. These views would be replaced by roof tops and unattractive, poorly designed, block houses.

Another material consideration is the overlooking aspect that this development will create. Certainly the terrace proposals positioned close to the north west boundary will totally block and overlook the bungalow properties already existing. This should be changed. Without substantial screening to the south side the larger 4 bedroom properties will overlook the gardens of the Vicarage adding to the loss of privacy.

Loss of Business

Currently the land designated for development is used by local villagers for both allotments and more substantial farming. One of our local residents uses the land to grow a variety of flowers, these are sold to flower shops in Holbeach, Weston and Spalding. This worthwhile business will be lost if this development goes ahead. Not only a loss to village life, but a financial loss to the local resident and a loss of supply to a number of local flower shops. With many local businesses struggling to survive in the villages this development would further undermine local employment.

Waste Disposal and the Environment

I am concerned at the proposed positioning of another sewage treatment plant to the southern end of the proposed site. A sewage treatment plant already exists for the current population and it is positioned near to the south western corner of the proposed site. There is already substantial air pollution from the existing works causing offensive smells across the gardens of the Vicarage. To site another treatment plant (despite it being the latest modern system) nearby so that the Vicarage has sewage works on two sides is not environmentally acceptable. I do not believe that current residents should be in any way disadvantaged by the new development plans. Clearly the sewage treatment for the proposed development should be positioned away from housing not brought into the centre of a developed area. A far better position would be to the north or north east of the site where there would be a reduced population and any air pollution would only effect the residents of the new development.

As mentioned earlier, several complaints have been made about air pollution from the existing treatment plant. It is understood that this plant was designed to produce clean water for discharge into the dyke to the north west of the proposed development. In practice this does not happen. Residents using bleach and other modern household cleaning products destroy the bacterial action of the system and this results in the discharge of very bad water into the dyke to the north west. This has now cause visible pollution of the area to the detriment of local residents. The proposals for the new development are to discharge the sewage water to the dyke running alongside St Marks Road directly in front of the Church. Once again I do not understand why potential pollutant should be transported back into the centre of the community to the detriment of all residents. The discharge should be directed away from settlements, perhaps to the north of the site. If this is not possible due to constraints on the dyke load in the area then clearly the local infrastructure cannot support the development. The proposed discharge area is also close to the school entrance and an area passed by children and residents frequently. This is environmentally unsafe and should not be allowed until a full study of the proposed system and alternative discharge areas has been made and an environmental report issued.

There also appears to be no provision for pumping out of solids from the new sewage development. Further investigation is needed on the details of the proposed system and any access it may require.

Infrastructure

The question over sewage disposal has been discussed above however there is further strain on the local drainage system from the proposed development due to water run off and roof discharge. The proposed site will increase the concrete and tarmac surface areas around the drainage system for the village. A study will show that this system is operating at or near full capacity, the new development will cause this capacity to be breached resulting in localised flooding and substantial standing water during wet periods.

The electricity supply to Holbeach St Marks has always suffered significant fluctuations and occasional power cuts. I do not believe the new development can be sustained from the exiting substation supplying the area. Please advise what proposals there are to improve the power supply for this development and the village generally.

It is my belief, and that of all the local residents, that the current infrastructure cannot support a substantial increase in population that this development proposes. The nearest medical facility is heavily over subscribed and is in Holbeach town some 4.5 miles away. The facility is full and cannot support further demand. The newly opened dental surgery is also full and still trying to cope with a backlog of patients waiting to join, it is evidently struggling to support current local demand.

There are no shops in Holbeach St Marks, a recent attempt to operate a shop has failed and the facility recently closed.

The current school facilities in the area are already over subscribed. The St Marks Primary school is currently in poor condition. Classes are being held in porta-cabins due to the lack of main building capacity. The school suffers from a lack of permanent staff and is running on substantial supply teacher input. The quality of the education being received is in question and a review order is currently in place on the school. Clearly it cannot sustain a further population increase from a large new development.

The road infrastructure in St Marks is village style and would feel the strain of a substantial private vehicle increase. The proposed quantity of housing would bring around 70 or more new vehicles to the area. It is noted that during the winter there is no gritting in St Marks, this poses danger to vehicle users but that danger would increase dramatically with the additional traffic. Also the main exit from the site would take vehicles past the school entrance causing further danger to pedestrians, particularly the infant school children. There is a serious parking problem and obstruction to the flow of traffic around the school during the dropping and collecting period for children. The entrance corner stones to the Vicarage are regularly damaged by turning cars. There are also 4 to 5 teachers cars permanently parked to the front of the school during the day causing further obstruction to local traffic and farm vehicles. There is no room to expand the school to cater for this proposed development.

Employment

The original outline planning permission was based on the economics in the area in 1999. With the closure of Tinsley Foods in the St Marks area there does not exist any substantial local employment. This has dramatically effected the economics of the area. Some local residents worked at Tinsley Foods and now need to travel to Holbeach or Spalding or beyond for work. Geest, now the new owners of the Tinsley plant, have no plans to re-open or expand the facility. Currently a small QA system operates there employing a skeleton staff. The proposed development has the potential to bring up to 100 people to the area at working age. Therefore there is no employment for them and this is contrary to the requirements of PPG 23 where developments should "contribute to employment" in the area. This development will only increase unemployment and degrade the village structure and put a strain on local resources. On this basis alone the entire development should be rejected and the outline permission reviewed.

PPG23 Pollution Control

It is a material consideration if a proposed development is potentially polluting. The potential for pollution of water courses from sewage discharge and excessive water run-off puts this development in this category therefore the development should be reconsidered. The sewage works will have nuisance impact due to the air pollution and the attraction of increased vermin to the site of the new sewage treatment plant which is currently proposed for the centre of the community. This aspect of the development should be considered for a pollution control authorisation/licence.

Under PPG23 guidelines the proposed development should contribute to energy efficiency. The proposed development does not contain any energy efficiency measures. No solar panel systems are included in the roof designs for instance.

PPG23 states that waste from the development should be properly disposed of without harming or endangering human health. I believe the proposals for discharge from the sewage works will endanger human health (see section on waste) and should be reconsidered. The large increase in the use of cars will also increase air, water and farmland pollution.

PPG7 The Countryside Environmental Quality

The guiding principle of the PPG7 is that the plans for any area should maintain or enhance the environment. The proposed development does not conform to the principles for a village location of St Marks. The development will cause additional pollution. This additional pollution will come from the sewage and run-off water already discussed. It will also come from coal and oil fired heating systems which are more polluting than cleaner fuel such as gas, which is not available to the village. The increase in vehicle use due to a lack of public transport will increase air pollution and increase the average distances travelled by the population.

PPG7 requires the location and design of a development to be handled with sensitivity. The outline planning permission refers to the Church but should also include the Vicarage which was built at the same time from identical brick work by the same building firm. Bricks were made from clay taken from a site near Wisbech. Both buildings should receive equal historic and local community importance. Section 2.11 of PPG7 defines good quality development as having proper regard for the context of the development, appropriate design and scale for it's location and suitable for the characteristics of the local and wider area. The designs should contribute to a sense of local identity and help maintain or enhance local distinctiveness. The proposed development does not constitute good design and will only contribute to a distinctiveness of low cost, plain housing, a distinction the village does not want. The development is not on the appropriate scale and not in proper context.

PPG7 recommends Countryside Design Summaries to be prepared by the local planning authorities and Village Design Statements prepared by local communities with the help of the local authority. These will encourage constructive debate to ensure new developments fit the surroundings and are in keeping with local character. I am not aware that this process has been undertaken for the Village of St Marks but I believe it should be before new development can be approved.

PPG7 also recommends Village Appraisals to identify the local community's needs and Agenda 21s to identify sustainable development at local level. With no employment in the area the development as proposed is not sustainable and does not identify local community needs.

There are other areas where development could be more sustainable such as Pinchbeck soon to have a large power station development.

The soil and agricultural quality of the land for development is a consideration and the local authority should seek advice from MAFF and other relevant bodies such as English Nature and the Countryside Agency before undertaking development of a greenfield site.

The Wash area is under consideration as a conservation area for protected countryside. St Marks falls in to the wash area therefore due consideration should be given to protection of the natural environment. Protection of the countryside and the local wildlife should also influence the decision for development. The proposed site is currently a feeding and breeding area for Marsh Harriers and a range of other wild birds associated with the marsh area. This site would therefore be lost under the proposed development. In 1997 the Countryside Commission published Countryside Character Descriptions and English Nature published Natural Area Profiles, both documents should be consulted before development can take place. These guidelines have not been followed in the proposed planning application.

There are opportunities for brownfield development elsewhere in the towns and some countryside locations in South Holland District. PPG7 sect 2.17 recommend no greenfield site development unless brownfield or existing urban locations have been assessed first. It is not clear that this has happened when considering this site and therefore it should be re-examined.

PPG3 Housing

PPG3 states that building development should create more sustainable patterns and deliver accessibility to public transport for jobs, education, health, shopping and leisure/local services. In St Marks there is only one round trip bus service per day. This proposed development hardly delivers accessibility to public transport. What this development will do is increase the need for private vehicles adding to congestion, pollution and increased dependence on cars which is contrary to PPG3. The planning system should ensure that "new homes are provided in the right place at the right time" yet it is clear this proposed development does not do this. St Marks is the wrong place and at the wrong time. There are no new employment opportunities here to support the development.

Section 8 encourages constant review of housing strategy and new/emerging policies are a material consideration in deciding on developments. The South Holland District Local Plan forms part of that emerging policy and states clearly the over supply of housing in the area and that no development should be planned for villages such as Holbeach St Marks.

Section 14 stresses the need for affordable housing where there is a demonstrable lack of affordable housing. Current lowest value housing in the region sells for around £40K. There currently are 3 or 4 properties in St Marks for sale valued in that region, however they remain unsold for almost one year. Clearly nobody requires affordable housing otherwise they would have been sold. I do not believe there is a need for affordable housing or indeed any large number of property developments in St Marks. The emphasis turns to the SHD local plan 2001, sect 6.52 requires affordable housing to meet local needs yet the need has not been demonstrated in St Marks, particularly with the lack of employment and the closing of Tinsley Foods nearby. Policy statement H8 seeks to provide affordable housing in settlements of Holbeach, Spalding, Sutton Bridge, Long Sutton, Crowland and Pinchbeck where the need is demonstrated. It does not require these provisions in St Marks.

PPG3 section 46 places particular emphasis on linking developments with public transport to reduce the need for travel by car. Larger developments should be placed around major nodes of public transport corridors. Once again the proposed development is major but has limited access to public transport or local facilities so encouraging not discouraging travel by car. This is a material consideration against this proposed development.

Section 63 requires the planning authorities to reject poor design. These decisions should be supported by supplementary planning guidance such as village design statements. I am not aware of a village design statement therefore one should be produced before planning applications can be considered. This would give firm guidelines on which the quality of proposed development can be judged. Without this guide I cannot see how the planning authority can make an informed judgement of quality of housing proposed without it becoming a purely opinionated decision.

Section 64 states that substantial new development (town or village) should not consist exclusively of housing and should be planned as a community with adequate shops, employment and services. This substantial development does not provide any of these requirements.

Section 69 & 70 conclude that only limited housing provision can be expected in village locations. St Marks has not been identified as a local service centre and could not demonstrate a need for

additional housing. It also cannot be "sympathetically laid out" in keeping with the "character of the village" using techniques such as village design statements" as we do not have one.

The Governments response notes to PPG3 state that the guides should lead to much higher quality of design and limit the suburbanisation of the countryside. This development would be contrary to those guidelines. Further more planners should share the vision of the DETR, Lord Roger's Urban Task Force and HRH the Prince of Wales in more creative approach to planning. This proposed development misses this opportunity and should be re-examined in its entirety.

PPG1 General Guidance

Section 23 states that authorities should help reduce growth in the length and number of motorised journeys. This development plan will cause the opposite. It does not encourage alternative means of transport, does not contribute to less environmental impact and increases the use of private cars. All of which is contrary to guidelines.

Section 47 states that if a proposal has a significant impact on a settlement with identifiable character then the proposal should be referred to an overall plan such as the SHD Local Plan. This would then preclude the need for the housing hence rejecting the current proposal and all future proposals to 2011. It may be justifiable to reject this application on grounds of prematurity as new planning guidelines such as the SHD Local Plan are under preparation but should be taken into account. It applies to this development plan as the proposals are "individually substantial" and the "cumulative effect would be significant.

Section 52 states that Government statements on planning policy are material considerations and must be taken into account. A recent Government Planning Green Paper recommends that developments should involve the local community better and not make the community feel disempowered. At the outline planning permission stage for this development very few of the village community were aware of the application or involved in its process. So much so that not one objection was raised by the village to such an important and substantial development. It should have been clear to the local authority that there had been some breakdown of communications to cause this. This has become more evident since the new proposal has been issued and half of the village attended a public meeting to view and discuss the plans.

Clearly the local community has not been sufficiently involved in the planning process and the communities wishes should now be re-assessed.

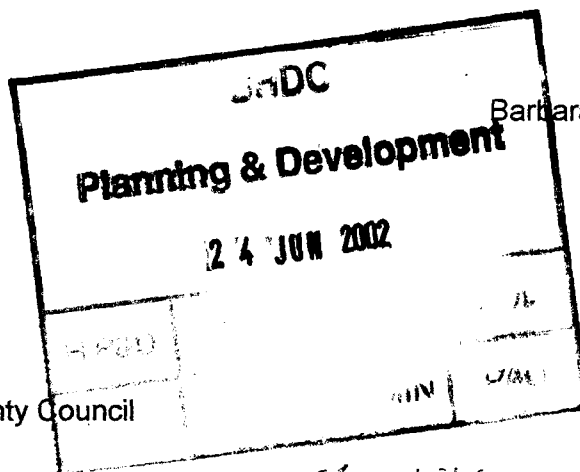
This proposed development is a significant departure from the SHD Local Plan and could therefore be referred to the Secretary of State. If this proposal and the original grounds for outline permission are not reviewed then I would seek to have the plan called in by the secretary of State. I would also like a public enquiry into how the outline permission was granted and the significance of the village hall in this process.

Conclusion

This proposed development cannot go ahead in its present form. To make it more acceptable to the community and the support facilities would negate the economic viability of the development. I propose that the current application is rejected and the original outline permission is reviewed in the light of substantial planning guidance changes and local economic changes.

Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks





Barbara Anaman/Bryan Smith
The Old Vicarage
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ

23rd June 2002
Ref. SHDC/BGS02

Lincolnshire County Council
Spalding

Attn T Huggins Copy Chris Simpkins

Dear Sir,

Your ref: Holbeach St Marks Housing Development H09/0198/02

Following our letter dated 24th March 2002 we understand that Nestwood Homes Developments through the East Midland Design Associates have entered revised plans for a housing development on 5 acres of land on the north side of the Old Vicarage and St Marks Church.

By way of this letter and its attachment we object to this development.

We believe that with the recent closing of nearby Tinsley Foods, the circumstances for which original outline permission was granted have now changed. With no substantial employment in the area the requirement for new homes has considerably diminished and with unsold properties still on the market in Holbeach St Marks we believe there is no requirement for new housing. We are also aware that new government guidelines on new housing development, if applied to Holbeach St Marks today, would almost certainly result in any applications for outline planning permission to be turned down.

We request the council to re-examine the circumstances for outline planning permission and reject the current housing development proposal until further consultation takes place at the local level.

Attached is our revised detailed examination of the issues involved and reasons why this development should be rejected and outline permission re-examined.

Yours faithfully

Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

25 JUN 2002

Objections to Development H09/0198/02 Holbeach St Marks

I would like to raise a number of points regarding the proposed plan for developing the site at Holbeach St Marks. These will cover Material Considerations, current and future development guidelines and legislation and a re-examination of the original outline planning permission.

Size/Scale of Development

The revised proposal is for 40 properties of mixed style including some terraced properties. It is clear the plan is for a housing estate type of development that is most appropriate to an urban or suburban location such as the environs of Holbeach or Spalding. It is not appropriate or "in keeping" with the village setting of Holbeach St Marks and is therefore obtuse and inconsiderate to the existing properties in the village.

The planning guidelines PPG1 sections 54-55 state that applications should take into account other material considerations which include whether the plan policies are up to date and relevant. Clearly this application, based on previously granted outline permission, is relying on out of date policies that are not relevant at this time. PPG1 also states that new and emerging policies are also material considerations (sect 53) and as there are policies that have or will supersede the original plans it clearly indicates that this development should not be taken further. Examples of emerging or new policies are the Planning Green Paper by Stephen Byers MP, the South Holland District Plan for the period to 2011, both of which would be in opposition to the housing proposal. Under PPG1 Sect 55 there are material policies in current plans that pull in opposite directions. For example the plan requires certain densities of housing but this is in opposition to other policy directions which require developments to be "in keeping" and "in character" with the village location and the current density of housing. This proposed development is still too high a density in relation to the surrounding location and should be rejected.

If we look at the village as a whole (new/emerging guidelines require the development of a village plan and this should be addressed by the SHDC) there is no existing Village Plan in accordance with current guidelines. The existing properties are diverse, mainly non-linear in relation to each other and contain a variety of styles developed in mostly a piecemeal fashion. This new development proposal offers high density for a village location, linear design layouts and construction designs that are out of keeping with the village. This is a material consideration and requires further detailed information which is not available, therefore the development plan should be rejected.

A further consideration is the construction of a large number of properties in a single development that also is in opposition to the piecemeal development preferred for rural village locations.

All the above points should therefore be considered material considerations.

I would also like to comment, at this stage, that the plans submitted for the development are insufficiently detailed for an informed decision on a development of this magnitude when considering the huge impact it will have on the village. The original submission of plans were developed over a period of 8 days (see drawing revision dates) which I believe is insufficient to make assessments of the requirements under the Design Guide for Residential Areas (Lincolnshire Planning Guide). The guide states that appraisals should look at the characteristics of the surrounding area, the ecological sensitivity of the area (including hedgerows, trees and historic landmarks), with sympathetic new design to complement the character of existing surroundings. Infact the outline planning permission was given on condition that the development plans in terms of design and layout should be in accord with the advice contained in the Lincolnshire Guide for Residential Areas. Clearly the proposed development does not do this and has been poorly thought out due to the time constraints imposed by needing to apply for planning permission by 21st Feb 2002. The current revised plan has changed the layout of the road to a roundabout style end to the cul-de-sac, again this is more appropriate to an urban development not a village. The play area has been removed with the promise of additional facilities at the village hall play area, but no details or suggestions are given of these additional facilities. What guarantee is there that any facilities will be provided and at how many or how elaborate they will be? A path on the south side of the proposal has been extended slightly and now starts at the fenceline to the south west corner. I fail to see what the purpose of this path is. Common sense would conclude that children will walk along the path of the new housing estate road

to reach the village hall area. If it is for the children on the new estate why does it not start at the roundabout area where it can be accessed. To have a path begin at a brick wall and fence seems strange?

Once again I would remind you that the scale of this development is vast for the size of the village (40% increase in village housing with potential for a 60% increase in population) and should undergo thorough planning, design and consultation with the local residents in line with the Citizens Charter as per PPG1 Sect 57. I would go further and suggest this development should be the subject of a detailed feasibility study followed by a public consultation.

Looking again at the surrounding properties to this proposed development the nearest equivalent is the open estate to the west of the plot. You will find that an equivalent area of 5 acres contains around 30 properties, which is the highest density in the village, built many years ago under different circumstances. Clearly the proposed development at 40 properties does not even conform to the scale of the existing properties in the village, even looking at the closest comparison in the village.

Housing Design and Layout

The design of the housing proposed for the development are a material consideration. From the revised plans there is 1 large bungalow at the front of the development virtually fronting the St Marks Road. This property will obstruct the view of the Church, the main feature of the village, when approaching from the east. This is in contrary to the Design Guide for Residential Areas therefore the proposed plan should be rejected. This same property has a detached garage the roof design of which includes terracotta tiling which contrasts with the bungalow itself and is in contrast to the church and vicarage which are grey slate. This is not in keeping with the surrounding properties and is not sympathetic to the church and vicarage.

If we look at the proposed design of the properties it is clear that they are of low cost, box type design with no enhancing features. For instance there are no interesting window designs, no alternative brick structures to complement the style of the church and vicarage (end on bricks every third layer), no enhancing door entrances except simple wooden overhangs. There is an opportunity to provide interesting and attractive properties to enhance the village. The village of Holbeach St Marks has intrinsic value and this design of development can erode that value.

Currently in Holbeach St Marks most properties are set back from the road infrastructure. The proposed development shows housing close to the road infrastructure. This has been necessary to accommodate an unnecessarily high density of housing and should be rejected.

The new proposed layout of the housing shows larger properties to the south and east of the site creating a cul-de-sac to the west. The so called "affordable housing" has been abandoned and replaced by semi-detached properties. One is confused as to whether this is now considered "affordable housing" and if so affordable to whom. Affordable housing should be related to market price and average salary levels for the area. It is unlikely that residents in the surrounding areas who are on relatively low incomes would be able to afford new housing on this estate, therefore affordable must mean for people outside this area as already stated by Longstaff the proposed agents for the estate. I quote "these houses will sell to people coming from the south, second homes in the country, retirees, etc." Once again if the village had a Village Plan in accordance with SHDC guidelines this matter could have been addressed and sensible suggestions adopted. Unfortunately this application is being forced through without a serious attempt at village planning.

Existing developments in the area are generally landscape dominated, particularly around the church and vicarage that are immediately adjacent to the proposed development. The pattern of development is generally informal and non-linear. The proposed development does not complement the character of the village when considering the above design principles. The new development shows a building dominated layout not landscape, it is mainly formal and linear which once again is not in keeping with existing housing. The quality of space between the buildings on many on the proposed housing is poor in relation to the surrounding area and shows only limited garden space contrary to existing development. A rural area lends itself to the requirement for reasonable garden space. This can allow families to grow their

own vegetables to supplement incomes particularly at the affordable housing level. The proposals do not provide for this.

Landscaping/Views

The current proposal provides for a substantial tree lined area to the north of the site. It is unclear why this has been included, to this extent, in this location. It would seem wasteful to screen the development from open views across countryside to the north. Clearly the south side of the site would be more appropriate. This would integrate woodland and trees into the community and provide screening for the church and vicarage from which the current view to the north would be substantially reduced and degraded. It would also provide screening should the sewage works remain at the current location.

There currently exists a substantial tree/hedgerow to the east of the site. I understand the boundary line of the site is in the middle of this tree line. It would be unthinkable that this tree/hedgerow were to be altered in any way as this is an integral part of this community and attracts substantial wildlife to the area.

The type of hedgerows and trees suggested on the plan have not been considered from an environmental aspect. The hawthorn dominates the suggested hedgerows and there is no sign of weeping willows. With a substantial water run-off problem created by the increased concrete and road infrastructure the willow will absorb high levels of water and would help compensate the drainage problems that may occur.

The loss of important views is a material consideration. At the Vicarage we consider the open view to the north to be very important. The view is part of the country life we so desire, currently open fields which attract a variety of wildlife including Marsh Harriers and land used to grow flowers for the local community. These views would be replaced by roof tops and unattractive, poorly designed, block houses. Without substantial screening to the south side, the larger 4 bedroom properties will overlook the gardens of the Vicarage adding to the loss of privacy.

Loss of Business

Currently the land designated for development is used by local villagers for both allotments and more substantial farming. One of our local residents uses the land to grow a variety of flowers, these are sold to flower shops in Holbeach, Weston and Spalding. This worthwhile business will be lost if this development goes ahead. Not only a loss to village life, but a financial loss to the local resident and a loss of supply to a number of local flower shops. With many local businesses struggling to survive in the villages this development would further undermine local employment.

Waste Disposal and the Environment

I am concerned at the proposed positioning of another sewage treatment plant to the southern end of the proposed site. A sewage treatment plant already exists for the current population and it is positioned near to the south western corner of the proposed site. There is already substantial air pollution from the existing works causing offensive smells across the gardens of the Vicarage and local residents to the west. To site another treatment plant (despite it being the latest modern system) nearby so that the Vicarage has sewage works on two sides is not environmentally acceptable. No system is foolproof and the local residents have not been afforded the opportunity to comment on the system proposed. Indeed the current plans to the council do not include any details of this treatment works. I do not believe that current residents should be in any way disadvantaged by the new development plans. Clearly the sewage treatment for the proposed development should be positioned away from housing not brought into the centre of a developed area. A far better position would be to the north or north east of the site where there would be a reduced population and any air pollution would only effect the residents of the new development.

Several complaints have been made about air pollution from the existing treatment plant. It is understood that this plant was designed to produce clean water for discharge into the dyke to the north west of the proposed development. In practice this does not happen. Residents using bleach and other modern household cleaning products destroy the bacterial action of the system which results in the discharge of very bad water into the dyke to the north west. This has now cause visible pollution of the area to the

detriment of local residents. Currently this communal sewage tank is emptied by the council (last time 21st June 2002) which was never supposed to happen. The proposals for the new development are to discharge the sewage water to the dyke running alongside St Marks Road directly in front of the Church. Once again I do not understand why potential pollutant should be transported back into the centre of the community to the detriment of all residents. The discharge should be directed away from settlements, perhaps to the north of the site. If this is not possible due to constraints on the dyke load in the area then clearly the local infrastructure cannot support the development. The proposed discharge area is also close to the school entrance and an area passed by children and residents frequently. This is environmentally unsafe and should not be allowed until a full study of the proposed system and alternative discharge areas has been made and an environmental report issued.

There also appears to be no provision for pumping out of solids from the new sewage development. Further investigation is needed on the details of the proposed system and any vehicular access it may require. There does not appear to be any vehicular access proposed. There are no details of who will maintain the facility in the short and long term. Systems break down therefore what kind of warning system is in place to prevent raw sewage being discharged into the dyke in front of the church to the detriment of tourists and local residents?

Infrastructure

The question over sewage disposal has been discussed above however there is further strain on the local drainage system from the proposed development due to water run off and roof discharge. The proposed site will increase the concrete and tarmac surface areas around the drainage system for the village. We believe a study will show that this system is operating at or near full capacity, the new development will cause this capacity to be breached resulting in localised flooding and substantial standing water during wet periods.

The electricity supply to Holbeach St Marks has always suffered significant fluctuations and occasional power cuts. I do not believe the new development can be sustained from the exiting substation supplying the area. Please advise what proposals there are to improve the power supply for this development and the village generally.

It is my belief, and that of all the local residents, that the current infrastructure cannot support a substantial increase in population that this development proposes. The nearest medical facility is heavily over subscribed and is in Holbeach town some 4.5 miles away. The facility is full and cannot support further demand. The newly opened dental surgery is also full and still trying to cope with a backlog of patients waiting to join, it is evidently struggling to support current local demand.

There are no shops in Holbeach St Marks, a recent attempt to operate a shop has failed and the facility recently closed.

The current school facilities in the area are already over subscribed. The St Marks Primary school is currently in poor condition. Classes are being held in porta-cabins due to the lack of main building capacity. The school suffers from a lack of permanent staff and is running on substantial supply teacher input. The quality of the education being received is in question and a review order is currently in place on the school. Clearly it cannot sustain a further population increase from a large new development.

The road infrastructure in St Marks is village style and would feel the strain of a substantial private vehicle increase. The proposed quantity of housing would bring around 70 or more new vehicles to the area. It is noted that during the winter there is no gritting in St Marks, this poses danger to vehicle users but that danger would increase dramatically with the additional traffic. Also the main exit from the site would take vehicles past the school entrance causing further danger to pedestrians, particularly the infant school children. There is a serious parking problem and obstruction to the flow of traffic around the school during the dropping and collecting period for children. The entrance corner stones to the Vicarage are regularly damaged by turning cars. There are also 4 to 5 teachers cars permanently parked to the front of the school during the day causing further obstruction to local traffic and farm vehicles. There is no room to expand the school to cater for this proposed development and further vehicular traffic would be unacceptable.

Employment

The original outline planning permission was based on the economics in the area in 1999. With the closure of Tinsley Foods in the St Marks area there does not exist any substantial local employment. This has dramatically effected the economics of the area. Some local residents worked at Tinsley Foods and now need to travel to Holbeach or Spalding or beyond for work. Geest, now the new owners of the Tinsley plant, have no plans to re-open or expand the facility. Currently a small QA system operates there employing a skeleton staff. The proposed development has the potential to bring up to 100 people to the area at working age. Therefore there is no employment for them and this is contrary to the requirements of PPG 23 where developments should "contribute to employment" in the area. This development will serve to increase unemployment and degrade the village structure and put a strain on local resources. It will lead to increased use of private cars for travel to places of work at substantial distance from St Marks contrary to local planning guidelines.

On this basis alone the entire development should be rejected and the outline permission reviewed.

PPG23 Pollution Control

It is a material consideration if a proposed development is potentially polluting. The potential for pollution of water courses from sewage discharge and excessive water run-off puts this development in this category therefore the development should be reconsidered. The sewage works will have nuisance impact due to the air pollution and the attraction of increased vermin to the site of the new sewage treatment plant that is currently proposed for the centre of the community. This aspect of the development should be considered for a pollution control authorisation/licence.

Under PPG23 guidelines the proposed development should contribute to energy efficiency. The proposed development does not contain any energy efficiency measures. No solar panel systems are included in the roof designs for instance.

PPG23 states that waste from the development should be properly disposed of without harming or endangering human health. I believe the proposals for discharge from the sewage works will endanger human health (see section on waste) and should be reconsidered. The large increase in the use of cars will also increase air, water and farmland pollution.

PPG7 The Countryside Environmental Quality

The guiding principle of the PPG7 is that the plans for any area should maintain or enhance the environment. The proposed development does not conform to the principles for a village location of St Marks. The development will cause additional pollution. This additional pollution will come from the sewage and run-off water already discussed. It will also come from coal and oil fired heating systems which are more polluting than cleaner fuel such as gas, which is not available to the village. The increase in vehicle use due to a lack of public transport will increase air pollution and increase the average distances travelled by the population.

PPG7 requires the location and design of a development to be handled with sensitivity. The outline planning permission refers to the Church but should also include the Vicarage which was built at the same time from identical brick work by the same building firm. Bricks were made from clay taken from a site near Wisbech. Both buildings should receive equal historic and local community importance. Section 2.11 of PPG7 defines good quality development as having proper regard for the context of the development, appropriate design and scale for it's location and suitable for the characteristics of the local and wider area. The designs should contribute to a sense of local identity and help maintain or enhance local distinctiveness.

The proposed development does not constitute good design and will only contribute to a distinctiveness of low cost, plain housing, a distinction the village does not want. The development is not on the appropriate scale and not in proper context.

PPG7 recommends Countryside Design Summaries to be prepared by the local planning authorities and Village Design Statements prepared by local communities with the help of the local authority. These will

encourage constructive debate to ensure new developments fit the surroundings and are in keeping with local character. I am not aware that this process has been undertaken for the Village of St Marks but I believe it should be before new development can be approved.

PPG7 also recommends Village Appraisals to identify the local community's needs and Agenda 21s to identify sustainable development at local level. With no employment in the area the development as proposed is not sustainable and does not identify local community needs.

There are other areas where this kind of development could be more sustainable such as Pinchbeck soon to have a large power station development.

The soil and agricultural quality of the land for development is a consideration and the local authority should seek advice from MAFF and other relevant bodies such as English Nature and the Countryside Agency before undertaking development of a greenfield site.

The Wash area is under consideration as a conservation area for protected countryside. St Marks falls into the wash area therefore due consideration should be given to protection of the natural environment. Protection of the countryside and the local wildlife should also influence the decision for development. The proposed site is currently a feeding and breeding area for Marsh Harriers and a range of other wild birds associated with the marsh area. This site would therefore be lost under the proposed development. In 1997 the Countryside Commission published Countryside Character Descriptions and English Nature published Natural Area Profiles, both documents should be consulted before development can take place. These guidelines have not been followed in the proposed planning application.

There are opportunities for brownfield development elsewhere in the towns and some countryside locations in South Holland District. PPG7 sect 2.17 recommends no Greenfield site development unless brownfield or existing urban locations have been assessed first. It is not clear that this has happened when considering this site and therefore it should be re-examined.

PPG3 Housing

PPG3 states that building development should create more sustainable patterns and deliver accessibility to public transport for jobs, education, health, shopping and leisure/local services. In St Marks there is only one round trip bus service per day. This proposed development hardly delivers accessibility to public transport. What this development will do is increase the need for private vehicles adding to congestion, pollution and increased dependence on cars which is contrary to PPG3. The planning system should ensure that "new homes are provided in the right place at the right time" yet it is clear this proposed development does not do this. St Marks is the wrong place and at the wrong time. There are no new employment opportunities here to support the development.

Section 8 encourages constant review of housing strategy and new/emerging policies are a material consideration in deciding on developments. The South Holland District Local Plan forms part of that emerging policy and states clearly the over supply of housing in the area and that no development should be planned for villages such as Holbeach St Marks. This should have been made clear to the applicant for outline permission renewal and made clear to the reserved matters applicant. It is evident that this has not been considered

Section 14 stresses the need for affordable housing where there is a demonstrable lack of affordable housing. Current lowest value housing in the region sells for around £40K. There currently are 3 or 4 properties in St Marks for sale valued in that region, however they remain unsold for almost one year. Clearly nobody requires affordable housing otherwise they would have been sold. It is unlikely that any of the proposed new houses would be placed on the market for less than £80K at current market rates making them outside what might be considered affordable housing for local residents. I do not believe there is a need for affordable housing or indeed any large number of property developments in St Marks. The emphasis turns to the SHD local plan 2001, sect 6.52 requires affordable housing to meet local needs yet the need has not been demonstrated in St Marks, particularly with the lack of employment and the closing of Tinsley Foods nearby. Policy statement H8 seeks to provide affordable housing in settlements of Holbeach, Spalding, Sutton Bridge, Long Sutton, Crowland and Pinchbeck where the need is demonstrated. It does not require these provisions in St Marks.

PPG3 section 46 places particular emphasis on linking developments with public transport to reduce the need for travel by car. Larger developments should be placed around major nodes of public transport corridors. Once again the proposed development is major but has limited access to public transport or local facilities so encouraging, not discouraging, travel by car. This is a material consideration against this proposed development.

Section 63 requires the planning authorities to reject poor design. These decisions should be supported by supplementary planning guidance such as village design statements. I am not aware of a village design statement therefore one should be produced before planning applications can be considered. This would give firm guidelines on which the quality of proposed development can be judged. Without this guide I cannot see how the planning authority can make an informed judgement of quality of housing proposed without it becoming a purely unilateral opinionated decision.

Section 64 states that substantial new development (town or village) should not consist exclusively of housing and should be planned as a community with adequate shops, employment and services. This substantial development does not provide any of these requirements.

Section 69 & 70 conclude that only limited housing provision can be expected in village locations. St Marks has not been identified as a local service centre and could not demonstrate a need for additional housing. It also cannot be "sympathetically laid out" in keeping with the "character of the village" using techniques such as village design statements" as we do not have one.

The Governments response notes to PPG3 state that the guides should lead to much higher quality of design and limit the suburbanisation of the countryside. This development would be contrary to those guidelines. Further more, planners should share the vision of the DETR, Lord Roger's Urban Task Force and HRH the Prince of Wales in more creative approach to planning. This proposed development misses this opportunity and should be re-examined in its entirety. These kind of developments should not be taken lightly yet it appears many aspects of planning guidelines, opinions of eminent authorities and government Green Papers have been ignored. This would put in question whether the council planning department is operating in the best interests of the community it serves namely the local population that pays for it's existence.

PPG1 General Guidance

Section 23 states that authorities should help reduce growth in the length and number of motorised journeys. This development plan will cause the opposite. It does not encourage alternative means of transport, does not contribute to less environmental impact and increases the use of private cars. All of which is contrary to guidelines.

Section 47 states that if a proposal has a significant impact on a settlement with identifiable character then the proposal should be referred to an overall plan such as the SHD Local Plan. This would then preclude the need for the housing hence rejecting the current proposal and all future proposals to 2011. It may be justifiable to reject this application on grounds of prematurity as new planning guidelines such as the SHD Local Plan are under preparation but should be taken into account. It applies to this development plan as the proposals are "individually substantial" and the "cumulative effect" would be significant.

Section 52 states that Government statements on planning policy are material considerations and must be taken into account. A recent Government Planning Green Paper recommends that developments should involve the local community better and not make the community feel disempowered. At the outline planning permission stage for this development very few of the village community were aware of the application or involved in its process. So much so that not one objection was raised by the village to such an important and substantial development. It should have been clear to the local authority that there had been some breakdown of communications to cause this. This has become more evident since the new proposal has been issued and half of the village attended a public meeting to view and discuss the plans. Clearly the local community has not been sufficiently involved in the planning process and the communities wishes should now be re-assessed.

This proposed development is a significant departure from the SHD Local Plan and could therefore be referred to the Secretary of State. If this proposal and the original grounds for outline permission are not reviewed then I would seek to have the plan "called in" by the secretary of State. I would also like a public enquiry into how the outline permission was granted and the significance of the village hall in this process.

Outline Planning Permission

The outline planning permission approval statement includes the requirement for the development to conform to the Lincolnshire Guide for Residential Development. This guide calls for a written Development Appraisal and Design Brief to be submitted. Inspection of available documents at SHDC offices shows no such documents to be available. If these have not been produced this should be made known and the proposals rejected until this has taken place.

There is also no evidence of a site survey and analysis in accordance with the guide. There are no details of the routing of surface water run-off, roof water run-off and sewage works overflow to the final destinations, this according to the guide must be included in the planning application. Please provide.

We have held discussions with many of the residents of Holbeach St Marks over the past few months to establish what process was followed when outline planning permission came up for renewal. It is clear that most residents were unaware of the outline permission application. Some long term local residents have assured us that notices were not posted in the village (or they were removed) as they take a great interest in these matters and would have been aware. It has been suggested that vested interests of certain parties were involved. Those involved in the approval of the village hall on Crown land were led to believe that the housing development would not go ahead or at least only in a very reduced form (10 houses only). It is suggested that a trade was made between no objections to the outline permission renewal in return for support for the village hall. At present we cannot substantiate these claims but the matter is very serious and would be very damaging to the parties involved if this was confirmed.

Village Meeting

A meeting involving our local council representative Nick Worth and Planning Officer, Lewis Smith was held in March to discuss the planning application, review the drawings and provide a forum for questions. It was clear from the meeting that most of the 60 or so local residents did not want this development to go ahead. A show of hands was taken for what would be acceptable to the local community. Only 2 felt substantial development was necessary (one being the owner of the local public house that has struggled to survive). Not until the numbers were reduced to 15 to 20 houses did any substantial numbers (less than half of those present) feel this would be acceptable. The other half said no to any development. This is a clear display of the village feeling. It was also stated by most of those present that they were unaware of the outline permission application.

Conclusion

This proposed development cannot go ahead in its present form and we believe it should be stopped altogether. To make it more acceptable to the community and the support facilities would negate the economic viability of the development. It is clear that basic planning guidelines are not being followed for this proposed development and substantial financial interests are at stake. These cannot be allowed to over-ride the requirements of the community. We propose that the current application is rejected and the original outline permission is reviewed in the light of substantial planning guidance changes and local economic changes.

Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

24 JUN 2002

REF Application H09/0198/02 (REVISED)

Dated 14,06.02.

- 1) I note that the revised application now suggests 40 dwellings. Frankly if it is assumed that this mollifies my objection to the development it is an insult to ones intelligence.
- 2) This application means an increase of approximately 50% in housing which is unacceptable in a village of this size.
- 3) The proposal goes against that which I have been led to believe that there was a 10 year moratorium on building in St Marks.
- 4) I note that no Village plan for St Marks has been produced Which surely is against Rural Planning Guide Lines.
- 5) According to SHDC guidelines as I understand them, is for piecemeal development in rural locations, by no stretch of ones imagination is this piecemeal.
- 6) The Citizens Charter states that full consultation with local residents should take place. As I have received no notification of the revised plans despite having previously raised my objections to the development it was only through my neighbours that I discovered the revisions.WHY!.
- 7) As far as I can ascertain the design, construction and materials are out of keeping with the other buildings within the area of the development ie Church and adjacent properties.
- 8) Why have we now 3 sewage plants all of which are discharging into the dyke 2 of which are situated on the south side of the development surely these should be within the confines of the housing, not up against existing property boundaries.
- 9) with reference to 8 above I pose the question have all concerned ie the owners of property situated along the dyke DEFRA/M.R.A. and the owner of the land through which the dyke runs, been consulted on this proposal?.
- 10) In the event of a malfunction of the aforesaid plants who is responsible for any discharge of effluent that could be a hazard to health and the environment.
- 11) The increase in traffic on a very minor road is the scenario for an accident waiting to happen.
- 12) I also have doubts as to whether all government guidelines appertaining to Rural locations have been considered.ie PPG1 and PPG3.
- 13) There is at present no infrastructure in existence that could support such a development eg Medical, Dental and School.All facilities being FULL.

Terry Huggins,
Director of Customer Services,
South Holland District Council,
Spalding,
Lincolnshire. PE11 2XE.

From Mr.G.Crouch.SLR.
The Beagles,
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ.
Tel 01406 701504.

14.06.02.

Planning Application H09/0198/02.erection of 40 dwellings off
St Marks Road.Holbeach St Marks .

Dear Sir,

Please find attached copy of my objections to the above mentioned Planning Application for information and action. Whilst writing I would ask the question as to why these plans etc; were not available at the Holbeach Public library,for inspection.

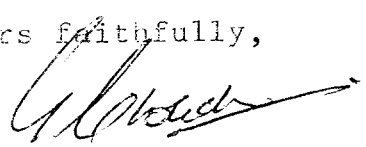
Not everyone whom the above affects has the means to travel 14 miles to Spalding to view the plans.

Also I would enquire that having previously objected to these plans I was not informed of any revisions,as my neighbours whom had also raised their objections receveived due notification.

Also I noted that the letter shown to me bore no signature.

I leave the foregoing to your kind attention and look forward to receving your comments in due course

Yours faithfully,


Mr G.Crouch.SLR

copies to: Mr.Chris Simpkins. - Chief Executive SHDC. ✓

Mr. Nick Worth. - Councillor Holbeach St Marks.

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

SHDC	
Planning & Development	
24 JUN 2002	
	HOL

Date:

Name & Address: MR + MRS ALLEN

19, LAPWATER LANE

HOLBEACH ST MARKS

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I think 40 houses to be developed in Holbeach St marks is too many by half - the reasons have already been stated - Amenities - in keeping in line with the village - facilities - you name it, it has not been thought out properly -

Where are the shops - school - dentists - Drs etc for existing villagers let alone 40 new houses, and what about all the extra traffic.

Please re-think.

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date:

Name & Address:

H.V. SPENCER
44 BROWNE WILKINSON WALK,
HOLBEACH ST MARKS
PE12 8HE
01406 701048

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

The proposed development appears to be against, or not in line with "the village plan", no plan has been produced at all which is against planning policy. There have been little by way of thorough consultation with the current local residents.

The school is not big enough for the anticipated village population arrival of more children.

Handling of the proposed development seems to ignore guidelines laid down by the Citizens Charter under (P1.1). The village is already overloaded with traffic at school times, times of funerals, and other events.

I am against the proposed scheme.

H.V. Spencer

SHDC			
Planning & Development			
24 JUN 2002			
HP&D			POL
CONS		ADMIN	PAO

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

SHDC			
Planning & Development			
24 JUN 2002			
HP&D			COL
CONS		MIN	PAO

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 14.6.02.

Name & Address:

JOHN DUNHAM SR
JOHN DUNHAM JR
CAROL DUNHAM,
CAROL ANN, MAIN ROAD
HOLBEACH ST MARKS
SPALDING, Lincs.
PE11 8DZ

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

WE HAVE VIEWED THE AMENDED PROPOSALS FOR DEVELOPMENT AT HOLBEACH ST MARKS. TO SAY THAT WE ARE VERY DISSAPPOINTED WOULD BE AN UNDERSTATEMENT. WE ARE VERY UNHAPPY WITH COUNCILLORS AND COUNCIL SERVANTS BECAUSE DESPITE A WELL ATTENDED MEETING IN MARCH AND PREVIOUS CORRESPONDANCE THIS PROJECT HAS ONLY LOST 4 HOUSES. WE FEEL THAT IT MUST LOSE AT LEAST 50% OF THE ORIGINAL NUMBER BECAUSE OF REASONS ALREADY DISCUSSED. WE FEEL THAT WE HAVE NOT BEEN LISTENED TO AND THAT THE COUNCIL HAS THE FINANCIAL INTERESTS OF THE CROWN AND THE DEVELOPERS AT HEART AND NOT THE RESIDENTS OF THE VILLAGE. WE OBJECT VERY STRONGLY AT THE DISREGARD THE COUNCIL HAS FOR US, THE VILLAGERS. WE URGE YOU TO LOOK AGAIN AND COME UP WITH SOMETHING MORE REALISTIC AND FAVOURABLE TO US.

John Dunham

C. A. Dunham

John Dunham Sr John Dunham Jr Carol Ann Dunham

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 18-06-02

SHDC		
Planning & Development		
24 JUN 2002		
HP&D		POL
CONS	ADMIN	PAO

Name & Address: MR M. WILLIAMS & MISS A. CAMPING
LAVENDER COTTAGE,
LINCOLN LANE
HOLBEACH ST MARKS,
Lincs PE12 8DY

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

WE WISH TO OBJECT TO THE ABOVE PLANNING APPLICATION & THIS OBJECTION IS ON SEVERAL GROUNDS, NAMELY;

THE HAMLET OF HOLBEACH ST MARKS IS SO SMALL, THAT EVEN 40 FURTHER HOUSES WILL MAKE A BIG DIFFERENCE TO IT. THE LOCAL SCHOOL MAY NOT BE ABLE TO TAKE ON SO MANY (POTENTIAL) EXTRA CHILDREN. THE LOCAL DOCTORS SURGERIES ALREADY STRUGGLE TO cope WITH SO MANY PATIENTS & THE INCREASED POPULATION WOULD ONLY MAKE MATTERS WORSE. AS IT IS, ST MARKS HAS NO LOCAL SHOPS AND IN SOME AREAS, LITTLE OR NO STREET- LIGHTING OR FOOTPATH.

SOUTH HOLLAND DISTRICT COUNCIL HAS STILL NOT PRODUCED A VILLAGE PLAN FOR ST MARKS & WE UNDERSTAND THIS TO BE AGAINST PLANNING POLICY. IN ADDITION, THE CITIZENS CHARTER REQUIRES THOROUGH CONSULTATION WITH LOCAL RESIDENTS & THIS CERTAINLY HAS NOT TAKEN PLACE. THE TEN-YEAR SOUTH HOLLAND DEVELOPMENT PLAN STATES THAT THERE IS NO DEVELOPMENT FOR THE VILLAGE - EVEN LOCAL RESIDENTS WHO HAVE LIVED HERE FOR MANY YEARS HAVE BEEN REFUSED PERMISSION TO BUILD SINGLE PROPERTIES FOR THEIR OWN USE.

THE PROPOSED PROPERTIES ARE NOT DESIGNED TO BE IN KEEPING WITH ADJACENT BUILDINGS & WILL THEREFORE APPEAR OUT OF PLACE & RUIN THE LOOK OF THE VILLAGE.

WE ASSUME THAT THE MAIN ROUTE FROM HOLBEACH TO THE NEW DEVELOPMENT WILL STILL BE VIA LINCOLN LANE? THIS ROAD IS ALREADY BEING CONSTANTLY REPAIRED & IS HAZARDOUS TO THOSE LIVING THERE & TRYING TO ENTER OR LEAVE THEIR PROPERTIES DUE TO THE HIGH SPEED AT WHICH OTHER DRIVERS RACE ALONG IT. CAN WE ASSUME THAT SPEED-CALMING MEASURES WOULD BE INSTALLED TO HELP PREVENT SOME OF THE NEAR-MISSES WHICH HAVE ALREADY TAKEN PLACE? SADLY, WE ALL HAVE LITTLE CHOICE THAN TO USE OUR OWN VEHICLES, DUE TO THE WOEFULLY

INADEQUATE PUBLIC TRANSPORT PROVIDED LOCALLY.

AS WELL AS

THE EXISTING SCHOOLS, DENTISTS + DOCTORS NEEDING TO Cope WITH THE ADDITIONAL POPULATION THIS DEVELOPMENT WOULD BRING, WHERE WOULD THE INHABITANTS WORK? THERE IS NO EMPLOYMENT/EMPLOYER IN THE VILLAGE, WHICH MEANS TRAVELLING - PROBABLY TO SPALDING, BOSTON OR HOLBEACH. AGAIN, THIS WOULD RESULT IN EITHER A BIG INCREASE IN TRAFFIC OR AMPLE PROVISION OF PUBLIC TRANSPORT.

WE THEREFORE

WISH TO REGISTER OUR OPPOSITION TO THE PLANS + AWAIT YOUR REPLY WITH INTEREST.

YOURS FAITHFULLY.



PP Milline.

PLANNING APPLICATION

Nestwood Homes Developments

is applying to the Council for planning permission for the following:

Reference No: H09/0198/02

Description: Erection of 44 dwellings
(Outline H09/0963/98)

Location: Land off St Marks Road
Holbeach St Marks

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until

26 MAR 2002

Please send any comments to me by that date quoting the above application reference number.

Terry Huggins
Director of Customer Services

05-MAR-02

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: Monday 17th June 2002

Name & Address:

SHDC

Planning & Development

24 JUL 2002

POL

Mr. Mrs. A. R. HOWARD

9. CAPWATER LANE

HOLBEACH ST. MARKS.

SPALDING

LINEA

PE12 8ET

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

First + Foremost the number of houses being planned, is far to many
20 ~~Properties~~ Properties would be more appropriate. In St Marks there are no
medical, facilities, no shop, no post office - not really a proper bus service.
Until the Village facilities are improved, which according to the letter
we have received South Holland District Council has no plans to
improve facilities for St Marks. I therefore think that this matter should
be addressed before any new properties should be built.

As regards to the sewerage. Where is the waste going
to go? because that style does not actually go anywhere. In the matter of
the inhabitants of the new proposed houses, ~~it~~ it can be assumed there will be
children of all ages concerned. In St Marks there are a few conveniences for younger
children, but none whatsoever for older children i.e. teenagers.

As regards to the extra traffic the development
will create, the roads are not capable of dealing with it. Plus in the winter time,
we never get any road gritting or anything down here. So if the development does
go ahead, as the County Council going to come down here a grid the roads in
winter - generally improve the condition of the existing roads?

Finally the style of the development is totally
at odds with the village. It would spoil the aspect of the Church to put
in front of it an eyesore of Motel house style houses!!

Yours Sincerely

A R Howard

Mr A R & Mrs P. Howard

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

SHDC			
Planning & Development			
24 JUN 2002			
HP&D	F	JL	
COM		IN	PAU

Date:

JUNE 17th 2002.

Name & Address:

MR. R. JOHNSON,
ST. MARKS ROAD,
HOLBEACH ST. MARKS.

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

St. Marks Village just can't take the 40 houses planned - I would think 10 houses would be plenty. With the narrow roads just can't take the big lorries, and tractors with wide implements. Extra traffic is added with the opening of Unilever old factory by Seasts. The thought of sewage water from the sewage works going in the dyke on the main road makes me a great deal. Could be a big health hazard over the years.

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date:

17.6.02

Name & Address:

Mr. J. ATKINS.
22 CROWN AVENUE,
HOLBEACH ST MARKS,
SPALDING,
LINCOLNSHIRE.
PE 12 8EU.

SHDC			
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24 JUN 2002			
MD	PM	CC	POL
	BC	ADMIN	PAO

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I would like to object most strongly to the planned development, detailed above. For the following reasons.

- ① The size of the development is much too large for a small rural village.
- ② The limited amount of facilities we do have, would not be suitable for a much larger village population.
e.g. School.
- ③ High volumes of traffic during development and even more on completion. This would cause a much higher health and safety risk.
- ④ Sewage treatment next to the existing community is also a question of health and safety, and poor planning if the dyke along St Marks Road has to be used for overflow purposes.

P.T.O.

These are all valid points, which I hope
South Holland District Council will take
into account.

Yours Sincerely

G. Atkins.

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 18/6/02

Name & Address:

MRS A HOGG & MR P DAW
2 ST MARKS ROAD
HOLBEACH ST MARKS
SPALDING
Lincs.
PE12 8DZ

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I object to the following development because the
infrastructure does not warrant another 40 dwellings it
^{also} increase the amount of traffic going through the village
especially by the school And I ^{object} ~~agree~~ with all the
material considerations mentioned

MRS A HOGG
MR. P. DAW

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24 JUN 2002			
HP&D	PM	PC	POL
CONS	EC	ADMIN	PAU

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 17.6.02

Name & Address:

SHDC			
Planning & Development			
24 JUN 2002			
CONS.	DC	ADMIN	PAU

G. LOUTH
21 LAMPWATER LANE
HOLBEACH ST MARKS
SPALDING Lincs
PE11 8ET

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I do not agree with a large housing development in our village as the roads, dental, doctor and other services can not cope at present. Such a large development would spoil the ambience and solitude of our village and as such the plans should be abandoned as the majority of the villagers do not want it.

G. E. Louth.

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 11 June 2002

Name & Address:

MR J + MRS S POTTER
1 WHITE CRY COTTAGES
HOLBEACH ST MARKS
SPALDING
LINES
PE12 8GY

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

RE: The above development.

This plan must not be allowed to go ahead. It will be a disaster. It is not in keeping with the village it will spoil. And it definitely does not care for our wildlife etc. They promise a new play area for the children when in 100 or three years. Their promises are not worth the paper they are printed on. And they also taking away our football pitch, and it isn't right that they have to demolish a perfectly good house to accommodate these boxes. Why weren't we told about the proposed sewage works? It seems it isn't going to affect the new residents any smell will affect the rest of us. It would seem that our council have no account. They are only interested in how much money it will generate. We certainly don't like the idea of an overflow into the dyke. It is all so common these days to take away the hedgerows and spoil our wildlife habitats. How is the road going to take the extra traffic? It badly needs resurfacing now so what would extra cars do to it. This plan can only serve to spoil the appearance of our village.

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

SHDC
Planning & Development

24 JUL 2002

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date:

18-6-02

Name & Address:

P. Smith,
3, White City Cottages,
Holbeach St. Marks.

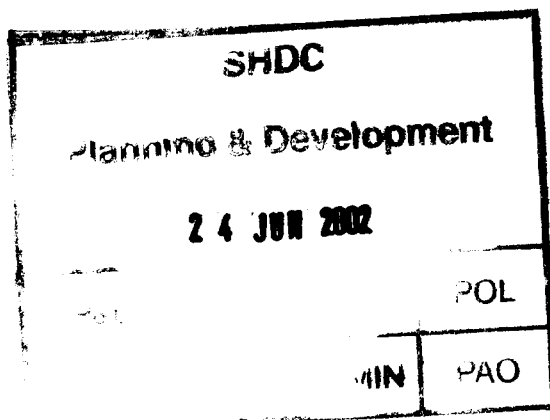
Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

A great deal of thought has gone into this "project" — 70-80 people — 40-50 children being provided for in a village with little or no amenities — Education — Police etc — Medical — Dental — Shop — Post Office — all next to nil.

Obviously someone is more concerned with money — than helping people to settle in a "no go" area.

15th June 2002



MISS RHONA JANES
CHAPEL HOUSE
MAIN ROAD
HOLBEACH ST MARKS
SPALDING
LINCS
PE12 8DZ

I am writing to you to place my objections against the proposed Housing Development for Holbeach St Marks.

I only move here just over a year ago from a village very much the same as Holbeach St Marks they built 28 new houses but that had a very big impact on the village. People who had lived there for years started to move away and then you don't just lose the village way of life but also the history of the village.

The main objections are:

- The houses will be out of keeping with the rest of the village.
- All the extra traffic coming into the village will make the roads a danger as well as the extra noise and fumes it will generate which is what a lot of people are trying to move away from.
- As my house backs onto the dyke I am very concerned about the overflow for the new houses going into it. At present we already get a lot of flies and other insects which are attracted to the little water that is in the dyke which will only increase when more water is flowing through. Why have the people already living in the village got to suffer with this and not the people who are going to be producing the sewage?
- The development will remove a substantial amount of hedgerows etc which will affect the wildlife greatly which is never a good thing.
- The village will gain nothing from the development except a lot of noise, pollution, traffic and the possibility of trouble.
- The development of 40 new homes is totally against the current SHDC 10-year development plan.

I hope you will take the objections of the residents into consideration, as we are the ones who have to live with it.

Yours Sincerely

Rhona Janes

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

SHDC	
Planning & Development	
24 JUN 2002	
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1	ADMIN
	PA

Date:

14th June 2002

Name & Address:

S.P. & V.L. ALMEY
2, Holly House,
LEADENHALL ROAD
HOLBEACH ST MARKS
NR SPALDING
Lincs
PE12 8EZ

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I most strongly object to the erection of the new dwellings. "What are they? Ones which will be thrown together overnight! Today's success, Tomorrow's Shame"!!

We have not got the facilities or shops to cater for such a large influx of people. Our roads barely take the amount of traffic and agricultural machinery, as it is. We have enough problem with speeding through the village, (of which I have reported to the School, and the Police, that there is an accident waiting to happen, with the children on the walk or cycle). We desperately need something to slow the traffic down!!

More people, more children, no amenities, more trouble and vandalism, I think that sums up the situation!!

Yours faithfully

V.L. & S.P. Almey -

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date:

14th June 2002.

Name & Address:

P. & J. JOHNSON
WOODSYNE HOUSE,
HOLBEACH ST. MARKS
SPALDING, Lincs
PE12 8DZ

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

We feel that 40 properties is far too many for the facilities and amenities to cope with in Holbeach St. Marks. Ten properties would be sufficient, but preferably the development should be scrapped and the land returned to allotments as in keeping with the area.

Other factors must be considered - water supply and electricity supply. When asked about these at the meeting held at Holbeach St. Marks the councillor attending informed us these weren't the S.H.D.C. problems a case of give them plans for development with a "DON'T CARE" attitude to all the problems arising. The same attitude appears with sewage system this is going through a main drain in Holbeach St Marks where children play. There is an existing system which only requires an up-date. We cannot stress strongly enough that this system MUST NOT be allowed.

Other problem that need to be addressed - Roads not able to cope with extra traffic, School not able to cope with extra children.

P.T.O

The low cost housing will not improve our village at all, this requires far more consultation to be in keeping with the village.

The Proposed Housing Development does not appear to have been planned with any of the Government or South Holland District Council guide lines, these guide lines must be put into place.

Please come and visit Hallsch St. Marks and ask yourselves is this the correct development for the area, are we giving planning permission without enough thought for the village and its people. I am sure if you resided in this village you would not want the proposed buildings to be built.

We realize you are dealing with Crown Estates, but we are prepared to meet any official at any time.

Yours faithfully,

Mr. Peter Johnson

Mrs. J. Johnson

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

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24 JUN 2002			
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Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date:

Name & Address:

Mrs C Rook
3 Browne Wilkinson Walk
Holbeach St Marks
Holbeach
SPALDING
Lincolnshire
PE12 8HE

RNID

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I am against the increase of so many more houses to the village most people like the peace and quiet of village life and not having to dodge traffic when they walk through the village, were as your plan nearly doubles the traffic and pollution

village life means peace quiet and fresh air this plan completely condemns all off them, so stop trying to ruin Our Village

Mrs Rook

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins – Chief Executive SHDC
Copy to: Nick Worth – Councillor Holbeach St Marks

Date:

June 10th, 2002

Name & Address:

Colin and Patricia Davison
Five Trees
St. Mark's Road
Holbeach St. Marks
Spalding
Lincolnshire
PE12 8DZ

Planning Application H09/0198/02 – Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

We write to you to place our objections against the proposed Housing Development for Holbeach St. Marks.

Having seen the first set of plans and placing our objections against those plans and awaiting the revised plan proposal we wish to inform you that we are still strongly against the development going forward.

It appears many facts have not been addressed - least of all the objections made known to you by the existing residents of Holbeach St. Marks

The development of 40 new homes is totally against the current South Holland District Council 10 year development plan which states 'No new development for St. Mark's'. Development, it seems, should be in line with 'The Village Plan' but SHDC have not produced a plan for St. Marks which, surely, is against planning policy?

The proposed property designs are totally out of character, aesthetically, with other properties located in this village and we are of the opinion that the general concerns/objections and feelings of the current residents of Holbeach St. Marks have not been adequately addressed. The consultative process by SHDC is greatly lacking. It would appear that little thought has been given by SHDC to actually

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24 JUL 2002	
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ascertain what kind of development, if any, would be appropriate and in keeping with this quiet rural village. The revised Plans seems to outline this failure most clearly!

Apart from the general aesthetics of this ill conceived plan we would wish to bring some other objections to your attention:

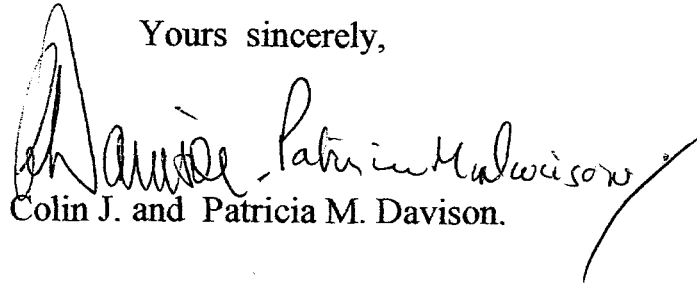
1. Where would extra services be located in St Marks to help cope with extra residents, their families, pets, cars, etc., - Doctor, Dentist, Veterinary practice, better School facilities, traffic calming measure and improved conditions of existing roads?
2. With the addition of possibly another 70+ vehicles, condensed into a small 'estate type setting, ' neighbouring homes would definitely suffer from traffic pollution fumes and extra noise - something which we (and many other residents) have moved away from, to this area, to improve our lives. We do not wish to live at the beginning of a new cycle of village growth to include noise, pollution and extra road traffic. The people of St.. Marks community choose to live in a RURAL location and travel to visit and use all amenities. The hardships of rural life have been chosen and accepted by all of us so that we might maintain a QUIET and more peaceful lifestyle - developing our village with such little thought from SHDC to our needs and objections is, in our opinion, quite disgusting.
3. We strongly object to the ridiculous "plan" that the foul sewage generated by 40 new homes should find its overflow site in the dyke which runs along St, Marks Road - surely a position to the North (where only the new residents would be affected by their own overflow) should have been a major consideration during planning proposal?
4. The village and its people actually stand to gain nothing at all from the development of 40 new, box type designed homes. The wildlife stand to gain even less - with loss of more of their natural habitat areas - such as hedgerows and trees. The only people we see gaining from this poorly conceived plan are those associated with Nestwood Homes.

There are many other problems with this proposed new development and we generally feel that St. Marks is developed adequately now, without the addition of 40 more, squashed in, ill designed homes. They will be totally out of character with the village.

Patricia M. Davison
Five Trees
St Mark's Road
Holbeck St. Marks
Spalding
Lincs PE23 0JZ

We sincerely hope that South Holland District Council will take note of these, our objections and know that we, among many others, are totally opposed to this new development going ahead. It should, in fact, be stopped rather than reviewed until SHDC have reviewed long term implications of any new developments at Holbeach St. Marks.

Yours sincerely,


Colin J. and Patricia M. Davison.



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CONS	BC	ADMIN	PAKU

Mr D. Tickner
3 Main Road
Holbeach St. Marks
Holbeach
PE12 8DZ

10th June 2002

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC.
Copy to: Nick Worth - Councillor Holbeach St. Marks.

Planning Application H09/0198/02 - Erection of 40 dwellings off St. Marks Road, Holbeach St. Marks

Dear Sir,

I write in connection to the above revised planning application, wishing to outline my views and objections.

Upon inspection of the plans I see that not much has changed from the original application, a reduction of 4 dwellings from 44 to 40 does not seem to have taken into account the previous views of both myself and other villagers. To increase a village the size of Holbeach St. Marks by such a large percentage is surely setting a precedent, as I believe the South Holland 10 yr development plan states No Development for Holbeach St. Marks and also, should not such proposed developments be in line with 'The Village Plan' to my knowledge no such plan has been produced by SHDC to date, which I believe is against planning policy.

Many other points that I feel have not been given full consideration by this proposed development are listed below.

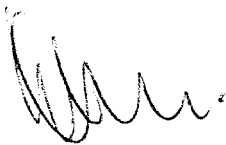
- 1) Holbeach St. Marks has no link to any Public Transport Service.
- 2) The proposed 40 dwellings site is likely to produce 40/80 extra private vehicles which could lead to major on road parking should proposed home owners have the need for 2 vehicles. A likely event due to point 1.
- 3) The proposed 40 dwellings could increase the need for some 40/80 extra school places yet there are no plans or proposed solutions for this event.
- 4) There are no Medical/Dental facilities within the Village, this will only substantiate the point made above as to the possible explosion in traffic and number of vehicles.

P.T.O

- 5) As I understand it the Lincolnshire planning guide requires new developments to be sympathetic to the surrounding area with due care to the ecology and construction materials 'in keeping' with existing buildings. I feel the proposed development does neither of these as hedgerows and wild life are likely to be disturbed to a detrimental effect or removed altogether. With regard to construction materials being 'in keeping' the proposed site will be in front of the Church and Vicarage plus other surrounding buildings not of the same materials.
- 6) The proposed siting of another sewage treatment plant on the south side of the development is placing foul sewage into the centre of the existing community, surely if this development was to go ahead this should be placed in a position where only the new residents are affected.
- 7) There are no employment prospects in Holbeach St. Marks is it wise to develop on such a scale away from employment opportunities.
- 8) The developments themselves have very limited personal garden space a fact I feel is also not 'in keeping' with the rest of the village.
- 9) If I am not mistaken the following are fact
PPG3 expects limited development in villages (a proposed large percentage increase can hardly be described as limited).
PPG3 also calls for limitations to the "suburbanisation of villages" (if an example of a development could be classed as contrary to this statement this is surely the example).
- 10) Thorough consultation with local residents as outlined in The Citizens Charter is a point I would strongly argue has not taken place with regard to this proposed development. I feel as a small close knit community our views could have been sought regarding this matter, as it is us that will have to live with the major changes to our lives this development could bring, not the people that plan and build. All they have to do is sell the properties and leave never again to think of Holbeach St. Marks and it's annex.

I trust that my views and reasons for them concerning the above objections to this planning application will be taken on board by the planning committee when considering the application for the development at Holbeach St. Marks. To completely change a small community and inflict in my opinion unforeseen major problems for the future will in no way enhance village life or serve the community as a whole. It is for the reasons outlined here that I wish to state that I am now against this proposed development.

Yours faithfully,



Mr. D. Tickner.

Terry Huggins,
Director of Customer Services,
South Holland District Council,
Spalding,
Lincolnshire. PE11 2XE.

From Mrs.G.Crouch.
The Beagles,
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ.
Tel 01406 701504.

14.06.02.

Planning Application H09/0198/02.erection of 40 dwellings off
St Marks Road.Holbeach St Marks

Dear Sir,

Please find attached copy of my objections to the above
mentioned Planning Application for information and action.
Whilst writing I would ask the question as to why these plans
etc; were not available at the Holbeach Public library,for
inspection.

Not everyone whom the above affects has the means to travel
14 miles to Spalding to view the plans.

I leave the foregoing to your kind attention and look forward
to receving your comments in due course

Yours faithfully,

M.G. Crouch.

Mrs G.Crouch.

copies to: Mr.Chris Simpkins. - Chief Executive SHDC.

Mr. Mick North. - Councillor Holbeach St Marks.

SHDC			
Planning & Development			
24 JUN 2002			
HP&D	PP	POL	
CONS	SC	ADMIN	PAO

To L.Smith, Council Offices, Priory Road, Spalding .PE11 2XE.

REF

Application H09/0198/02 (REVISED)

From Mrs G. Crouch.

The Beagles, Main Road, Holbeach St Marks. PE12 8DZ.
Tel. 01406 701 504.

With reference to the above mentioned revised planning application I would register my objections as follows:-

- 1) Has any consideration been given to the effect on the water table?
- 2) Being no main drainage in the village. Why is it being suggested that the water /effluence is to be directed into the dyke. Has the NRA been consulted on this proposal. Also are you 100 per cent sure that the proposed system is fully capable of being able to cope. What contingency plans are there should the proposed system malfunction?.
- 3) The idea of 40 houses would mean a least a minimum of 80 bodies. However if there are children this could rise based on the governments figures of 2.4 per household to 180 bodies.
- 4) Taking the above into account there is no way that the village lacking the infrastructure can cope. Has East Midlands Electricity been consulted as to, whether the existing supply is capable of supporting the extra load? As at various times of day the voltage suffers a drop. ie early morning & late afternoon plus early evening
- 5) We would also be looking at an increase in traffic of a minimum of 40 cars but more likely at least 80 and with narrowness of the road and a virtual blind bend by the school it can only be left to one's imagination what could happen.
- 6) Furthermore what account has been taken in considering this application regarding the NHS, ie Doctors and Dentistry. So where do you suggest that all these extra bodies obtain treatment, with the situation with these facilities being as they are at the moment.
- 7) In conclusion I would say that there is only room for a maximum of 15 dwellings, if at all any.

Signed

M. J. Crouch.

SHDC			
Planning & Development			
12 JUN 2002			
H&D	POL		
CONS	MIN	PAO	

14.06.02.

25/6/02

Huggins, Terry

From: Wells, Pat
Sent: Monday, June 17, 2002 4:12 PM
To: Stockdale, Susan
Subject: MRS ANNAMAN

I sent you an e-mail regarding the above and a Brian Smith who had been trying to contact Chris on a planning matter, asking you to tell Terry, and asking him to arrange for someone to ring her. I had a message today to say that no-one had contacted her. Her number is 01406 701685.

Thanks

Pat W

Huggins, Terry

From: Wells, Pat
Sent: Monday, June 10, 2002 3:48 PM
To: Stockdale, Susan
Subject: PLANNING MATTER

I had Friday afternoon off and when I got into the office this morning there was a message on my desk saying a Barbara Annaman and Brian Smith wished to make an appointment to see Chris regarding a potential building estate in Holbeach St Marks. I naturally(!) assumed that it was our Brian Smith and was waiting for him to come into the office before I did anything. Mrs Annaman however telephoned and I made a tentative appointment for her and Brian to come to see Chris tomorrow. However, Chris wasn't available and so I rang her back. However, a man answered the telephone who introduced himself as Brian Smith!

To cut a long story short, Chris says, as this is a planning matter, would I tell Terry and ask him to deal with it. Mrs Annaman's telephone number is 01406 701685.

Pat W

11.6.2002

12.55 BT call machine - no message left.

11.6.2002

16.50 — " —

12.6.2002

10.30 — " —

12.6.2002

15.45 — " —

13.6.2002

8.25 — " —

14.6.2002 left message on Call machine to make contact

12.45

14.6.2002 (TH)

AMENDED PLANS HAVE BEEN RECEIVED

PLANNING APPLICATION

Nestwood Homes Developments

is applying to the Council for planning permission for the following:

Reference No: H09/0198/02

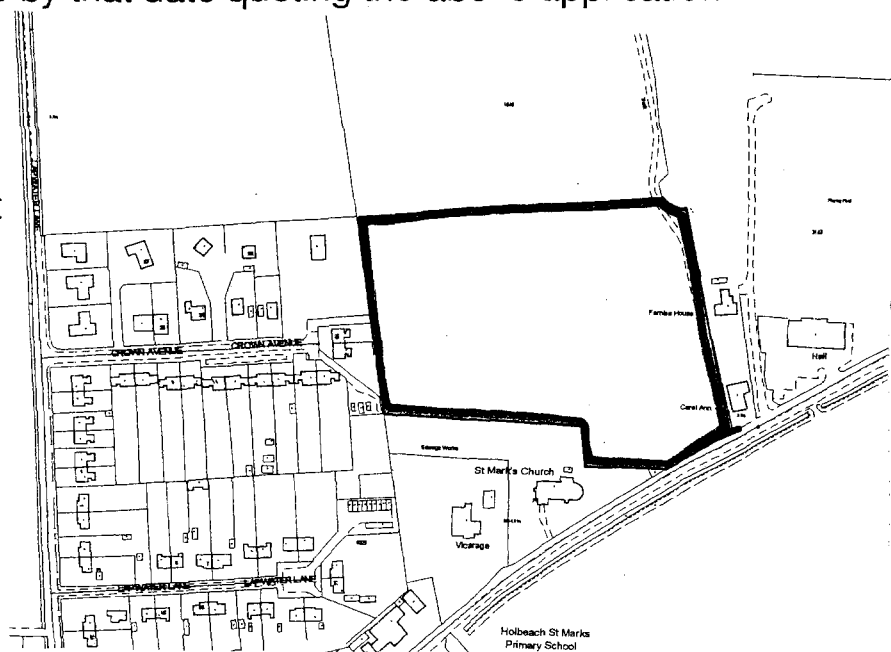
Description: Erection of 40 dwellings (Outline H09/0963/98)

Location: Land off St Marks Road
Holbeach St Marks

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until 02 JUL 2002

Please send any comments to me by that date quoting the above application reference number.

Head of Planning & Development
11-JUN-02



S O U T H



**H O L L A N D
DISTRICT COUNCIL**

AMENDED PLANS HAVE BEEN RECEIVED

PLANNING APPLICATION

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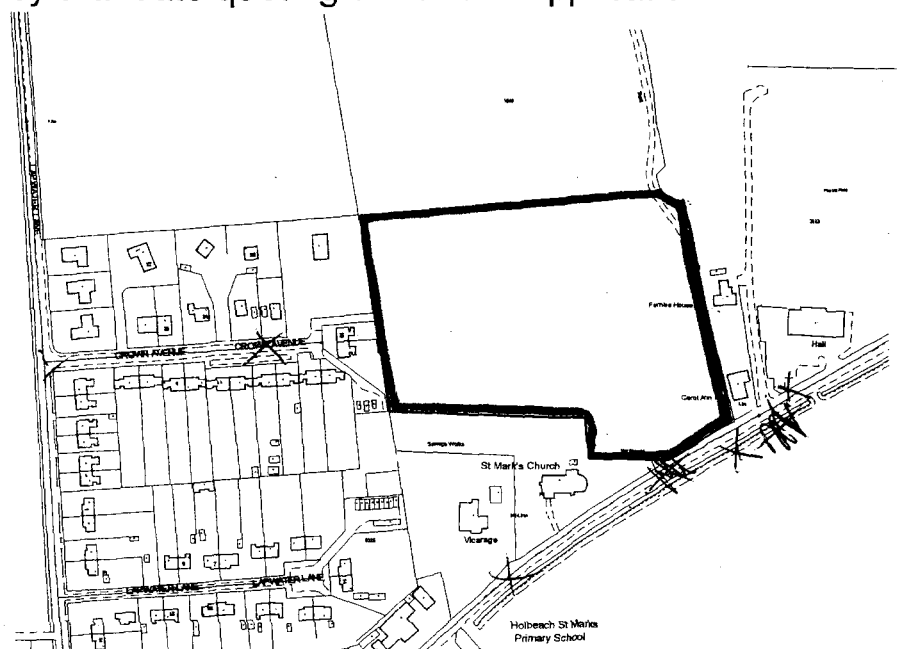
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Please send any comments to me by that date quoting the above application reference number.

Head of Planning & Development
11-JUN-02



OBJECTION

Barbara Anaman
The Old Vicarage
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ

24^h March 2002
Ref. SHDC/BGS01

Lincolnshire County Council
Spalding

Dear Sir,

Your ref: Holbeach St Marks Housing Development

A few weeks ago we became aware that Nestwood Homes Developments through the East Midland Design Associates had entered plans for a housing development on 5 acres of land on the north side of the Old Vicarage.

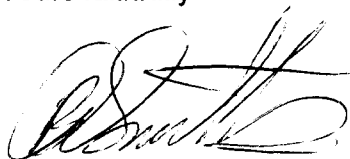
It is our intention to object to this development however we understand that outline planning permission was already granted in 1999. Despite moving to the Old Vicarage in 1999 we were not aware of the recent renewal of outline approval, only of some outline proposals being held for more than 50 years on the site.

We believe that with the recent closing of nearby Tinsley Foods, the circumstances for which original outline permission was granted have now changed. With no substantial employment in the area the requirement for new homes has considerably diminished and with unsold properties still on the market in Holbeach St Marks we believe there is no requirement for new housing. We are also aware that new government guidelines on new housing development, if applied to Holbeach St Marks today, would almost certainly result in any applications for outline planning permission to be turned down.

We request the council to re-examine the circumstances for outline planning permission and reject the current housing development proposal until further consultation takes place at the local level.

Attached is a detailed examination of the issues involved and reasons why this development should be rejected and outline permission re-examined.

Yours faithfully



Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

Objections to Development

I would like to raise a number of points regarding the proposed plan for developing the site at Holbeach St Marks. These will cover Material Considerations, current and future development guidelines and legislation and a re-examination of the original outline planning permission.

Size/Scale of Development

The proposal is for 44 properties of mixed style including some terraced properties. It is clear the plan is for a housing estate type of development that is most appropriate to an urban or suburban location such as the environs of Holbeach or Spalding. It is not appropriate or "in keeping" with the village setting of Holbeach St Marks and is therefore obtuse and inconsiderate to the existing properties in the village.

The planning guidelines PPG1 sections 54-55 state that applications should take into account other material considerations which include whether the plan policies are up to date and relevant. Clearly this application, based on previously granted outline permission, is relying on out of date policies that are not relevant at this time. PPG1 also states that new and emerging policies are also material considerations (sect 53) and as there are policies that have or will supersede the original plans it clearly indicates that this development should not be taken further. Under PPG1 Sect 55 there are material policies in current plans that pull in opposite directions. For example the plan requires certain densities of housing but this is in opposition to other policy directions which require developments to be "in keeping" and "in character" with the village location and the current density of housing. This proposed development is therefore too high a density in relation to the surrounding location and should be rejected.

If we look at the village as a whole (new/emerging guidelines require the development of a village plan and this should be addressed by the SHDC) the existing properties are diverse, mainly non-linear in relation to each other and contain a variety of styles developed in mostly a piecemeal fashion. This new development proposal offers high density for a village location, linear design layouts and construction designs that are out of keeping with the village. This is a material consideration and requires further detailed information which is not available, therefore the development plan should be rejected.

A further consideration is the construction of a large number of properties in a single development that also is in opposition to the piecemeal development preferred for rural village locations.

All the above points should therefore be considered material considerations.

I would also like to comment at this stage that the plans submitted for the development are insufficiently detailed for an informed decision on a development of this magnitude when considering the huge impact it will have on the village. The plans have been developed over a period of 8 days (see drawing revision dates) which I believe are insufficient to make assessments of the requirements under the Design Guide for Residential Areas (Lincolnshire Planning Guide). The guide states that appraisals should look at the characteristics of the surrounding area, the ecological sensitivity of the area (including hedgerows, trees and historic landmarks), with sympathetic new design to complement the character of existing surroundings. Infact the outline planning permission was given on condition that the development plans in terms of design and layout should be in accord with the advice contained in the Lincolnshire Guide for Residential Areas. Clearly the proposed development does not do this and has been poorly thought out due to the time constraints imposed by needing to apply for planning permission by 21st Feb 2002. Plans were drawn up between 13 Feb 2002 and 19th Feb 2002, with the final modifications to the drawing being materials, landscaping and a play area. These have been added at the last minute, hardly an example of carefully thought out planning. Once again I would remind you that the scale of this development is vast for the size of the village (50% increase in village housing with potential for a 65% increase in population) and should undergo thorough planning, design and consultation with the local residents in line with the Citizens

Charter as per PPG1 Sect 57. I would go further and suggest this development should be the subject of a detailed feasibility study followed by a public consultation.

Looking again at the surrounding properties to this proposed development the nearest equivalent is the open estate to the west of the plot. You will find that an equivalent area of 5 acres contains around 30 properties, which is the highest density in the village, built many years ago under different circumstances. Clearly the proposed development at 44 properties does not even conform to the scale of the existing properties in the village, even looking at the closest comparison in the village.

Housing Design and Layout

The design of the housing proposed for the development are a material consideration. From the outline plans there are 2 large bungalows at the front of the development virtually fronting the St Marks Road. These properties will obstruct the view of the Church, the main feature of the village, when approaching from the east. This is in contrary to the Design Guide for Residential Areas therefore the proposed plan should be rejected. These same 2 properties have detached garages the roof design of which includes terracotta tiling which contrasts with the bungalow itself and is in contrast to the church and vicarage which are grey slate. This is not in keeping with the surrounding properties and is not sympathetic to the church and vicarage.

If we look at the proposed design of the properties it is clear that they are of low cost box type design with no enhancing features. For instance there are no interesting window designs, no alternative brick structures to complement the style of the church and vicarage (end on bricks every third layer), no enhancing door entrances except token simple design porches. There is an opportunity to provide interesting and attractive properties to enhance the village. The village of Holbeach St Marks has intrinsic value and this design of development can erode that value.

Currently in Holbeach St Marks most properties are set back from the road infrastructure. The proposed development shows housing close to the road infrastructure. This has been necessary to accommodate an unnecessarily high density of housing and should be rejected.

The layout of the housing shows larger properties to the south and east of the site creating a cul-de-sac to the west where the designated "affordable housing" is positioned. This layout is contrary to estate planning where the more expensive housing is normally to the back of a development and cheaper housing towards the middle/front. It would be more desirable to have the terrace type properties to the north eastern end of the site, thus preventing an overlooking aspect to the existing bungalows to the west of the site. These terraced properties, in relatively high concentration, are not "in keeping" with existing properties where the maximum number in a terrace is 3. They would severely block the light and view of the existing bungalows to the north west of the site. They should be re-thought and moved to a more appropriate location. The north east area of the site does not overlook existing properties and would be more appropriate.

Existing developments in the area are generally landscape dominated, particularly around the church and vicarage that are immediately adjacent to the proposed development. The pattern of development is generally informal and non-linear. The proposed development does not complement the character of the village when considering the above design principles. The new development shows a building dominated layout not landscape, it is mainly formal and linear which once again is not in keeping with existing housing. The quality of space between the buildings on many of the proposed housing is poor in relation to the surrounding area and shows only limited garden space contrary to existing development. A rural area lends itself to the requirement for reasonable garden space. This can allow families to grow their own vegetables to supplement incomes particularly at the affordable housing level. The proposals do not provide for this.

The plan currently shows a fully equipped play area, although no specification is given for the equipment intended for the site. I would request further information on this before making a recommendation. It is surprising that the play area is to the south eastern corner of the site. As you will know there already exists a substantial play area to the east of the village hall which includes football pitches, swings, slides, climbing frames etc. It seems wholly inappropriate to create another play area which may be seen as specifically for the new development and so reduce integration of the new residents to the village. More appropriate would be better open space, increased garden sizes and reduced density of housing, with perhaps one or two village green areas central to the development, so creating a greener more countryfied aspect to the development in keeping with the surrounding area. This would be more in accordance with the Design Guide for "comfortable accommodation, good townscape, significant landscape appropriate to the site and setting".

The siting of the play area I understand will be close to a sewage treatment plant for the entire site. This brings in the environmental concerns of having a children's play area near sewage treatment facilities, whether the treatment plant is sealed and fully protected or not. No system is foolproof and air pollution will occur, particularly if the system breaks down. You should also be aware that the play area is close to an existing sewage treatment plant to the west of the site which currently causes air pollution continuously and has been the subject of several complaints to the council over the last 2 years and is still awaiting some resolution.

Landscaping/Views

The current proposal provides for a substantial tree lined area to the north of the site. It is unclear why this has been included, to this extent, in this location. It would seem wasteful to screen the development from open views across countryside to the north. Clearly the south side of the site would be more appropriate. This would integrate woodland and trees into the community and provide screening for the church and vicarage from which the current view to the north would be substantially reduced and degraded. It would also provide screening should the play area and sewage works remain at the current location.

There currently exists a substantial tree/hedgerow to the east of the site. I understand the boundary line of the site is in the middle of this tree line. It would be unthinkable that this tree/hedgerow were to be altered in any way as this is an integral part of this community and attracts substantial wildlife to the area.

The type of hedgerows and trees suggested on the plan have not been considered from an environmental aspect. The hawthorn dominates the suggested hedgerows and there is no sign of weeping willows. With a substantial water run-off problem created by the increased concrete and road infrastructure the willow will absorb high levels of water and would help compensate the drainage problems that may occur.

The loss of important views is a material consideration. At the Vicarage we consider the open view to the north to be very important. The view is part of the country life we so desire, currently open fields which attract a variety of wildlife including Marsh Harriers and land used to grow flowers for the local community. These views would be replaced by roof tops and unattractive, poorly designed, block houses.

Another material consideration is the overlooking aspect that this development will create. Certainly the terrace proposals positioned close to the north west boundary will totally block and overlook the bungalow properties already existing. This should be changed. Without substantial screening to the south side the larger 4 bedroom properties will overlook the gardens of the Vicarage adding to the loss of privacy.

Loss of Business

Currently the land designated for development is used by local villagers for both allotments and more substantial farming. One of our local residents uses the land to grow a variety of flowers, these are sold to flower shops in Holbeach, Weston and Spalding. This worthwhile business will be lost if this development goes ahead. Not only a loss to village life, but a financial loss to the local resident and a loss of supply to a number of local flower shops. With many local businesses struggling to survive in the villages this development would further undermine local employment.

Waste Disposal and the Environment

I am concerned at the proposed positioning of another sewage treatment plant to the southern end of the proposed site. A sewage treatment plant already exists for the current population and it is positioned near to the south western corner of the proposed site. There is already substantial air pollution from the existing works causing offensive smells across the gardens of the Vicarage. To site another treatment plant (despite it being the latest modern system) nearby so that the Vicarage has sewage works on two sides is not environmentally acceptable. I do not believe that current residents should be in any way disadvantaged by the new development plans. Clearly the sewage treatment for the proposed development should be positioned away from housing not brought into the centre of a developed area. A far better position would be to the north or north east of the site where there would be a reduced population and any air pollution would only effect the residents of the new development.

As mentioned earlier, several complaints have been made about air pollution from the existing treatment plant. It is understood that this plant was designed to produce clean water for discharge into the dyke to the north west of the proposed development. In practice this does not happen. Residents using bleach and other modern household cleaning products destroy the bacterial action of the system and this results in the discharge of very bad water into the dyke to the north west. This has now cause visible pollution of the area to the detriment of local residents. The proposals for the new development are to discharge the sewage water to the dyke running alongside St Marks Road directly in front of the Church. Once again I do not understand why potential pollutant should be transported back into the centre of the community to the detriment of all residents. The discharge should be directed away from settlements, perhaps to the north of the site. If this is not possible due to constraints on the dyke load in the area then clearly the local infrastructure cannot support the development. The proposed discharge area is also close to the school entrance and an area passed by children and residents frequently. This is environmentally unsafe and should not be allowed until a full study of the proposed system and alternative discharge areas has been made and an environmental report issued.

There also appears to be no provision for pumping out of solids from the new sewage development. Further investigation is needed on the details of the proposed system and any access it may require.

Infrastructure

The question over sewage disposal has been discussed above however there is further strain on the local drainage system from the proposed development due to water run off and roof discharge. The proposed site will increase the concrete and tarmac surface areas around the drainage system for the village. A study will show that this system is operating at or near full capacity, the new development will cause this capacity to be breached resulting in localised flooding and substantial standing water during wet periods.

The electricity supply to Holbeach St Marks has always suffered significant fluctuations and occasional power cuts. I do not believe the new development can be sustained from the exiting substation supplying the area. Please advise what proposals there are to improve the power supply for this development and the village generally.

It is my belief, and that of all the local residents, that the current infrastructure cannot support a substantial increase in population that this development proposes. The nearest medical facility is heavily over subscribed and is in Holbeach town some 4.5 miles away. The facility is full and cannot support further demand. The newly opened dental surgery is also full and still trying to cope with a backlog of patients waiting to join, it is evidently struggling to support current local demand.

There are no shops in Holbeach St Marks, a recent attempt to operate a shop has failed and the facility recently closed.

The current school facilities in the area are already over subscribed. The St Marks Primary school is currently in poor condition. Classes are being held in porta-cabins due to the lack of main building capacity. The school suffers from a lack of permanent staff and is running on substantial supply teacher input. The quality of the education being received is in question and a review order is currently in place on the school. Clearly it cannot sustain a further population increase from a large new development.

The road infrastructure in St Marks is village style and would feel the strain of a substantial private vehicle increase. The proposed quantity of housing would bring around 70 or more new vehicles to the area. It is noted that during the winter there is no gritting in St Marks, this poses danger to vehicle users but that danger would increase dramatically with the additional traffic. Also the main exit from the site would take vehicles past the school entrance causing further danger to pedestrians, particularly the infant school children. There is a serious parking problem and obstruction to the flow of traffic around the school during the dropping and collecting period for children. The entrance corner stones to the Vicarage are regularly damaged by turning cars. There are also 4 to 5 teachers cars permanently parked to the front of the school during the day causing further obstruction to local traffic and farm vehicles. There is no room to expand the school to cater for this proposed development.

Employment

The original outline planning permission was based on the economics in the area in 1999. With the closure of Tinsley Foods in the St Marks area there does not exist any substantial local employment. This has dramatically effected the economics of the area. Some local residents worked at Tinsley Foods and now need to travel to Holbeach or Spalding or beyond for work. Geest, now the new owners of the Tinsley plant, have no plans to re-open or expand the facility. Currently a small QA system operates there employing a skeleton staff. The proposed development has the potential to bring up to 100 people to the area at working age. Therefore there is no employment for them and this is contrary to the requirements of PPG 23 where developments should "contribute to employment" in the area. This development will only increase unemployment and degrade the village structure and put a strain on local resources. On this basis alone the entire development should be rejected and the outline permission reviewed.

PPG23 Pollution Control

It is a material consideration if a proposed development is potentially polluting. The potential for pollution of water courses from sewage discharge and excessive water run-off puts this development in this category therefore the development should be reconsidered. The sewage works will have nuisance impact due to the air pollution and the attraction of increased vermin to the site of the new sewage treatment plant which is currently proposed for the centre of the community. This aspect of the development should be considered for a pollution control authorisation/licence.

Under PPG23 guidelines the proposed development should contribute to energy efficiency. The proposed development does not contain any energy efficiency measures. No solar panel systems are included in the roof designs for instance.

PPG23 states that waste from the development should be properly disposed of without harming or endangering human health. I believe the proposals for discharge from the sewage works will endanger human health (see section on waste) and should be reconsidered. The large increase in the use of cars will also increase air, water and farmland pollution.

PPG7 The Countryside Environmental Quality

The guiding principle of the PPG7 is that the plans for any area should maintain or enhance the environment. The proposed development does not conform to the principles for a village location of St Marks. The development will cause additional pollution. This additional pollution will come from the sewage and run-off water already discussed. It will also come from coal and oil fired heating systems which are more polluting than cleaner fuel such as gas, which is not available to the village. The increase in vehicle use due to a lack of public transport will increase air pollution and increase the average distances travelled by the population.

PPG7 requires the location and design of a development to be handled with sensitivity. The outline planning permission refers to the Church but should also include the Vicarage which was built at the same time from identical brick work by the same building firm. Bricks were made from clay taken from a site near Wisbech. Both buildings should receive equal historic and local community importance. Section 2.11 of PPG7 defines good quality development as having proper regard for the context of the development, appropriate design and scale for it's location and suitable for the characteristics of the local and wider area. The designs should contribute to a sense of local identity and help maintain or enhance local distinctiveness. The proposed development does not constitute good design and will only contribute to a distinctiveness of low cost, plain housing, a distinction the village does not want. The development is not on the appropriate scale and not in proper context.

PPG7 recommends Countryside Design Summaries to be prepared by the local planning authorities and Village Design Statements prepared by local communities with the help of the local authority. These will encourage constructive debate to ensure new developments fit the surroundings and are in keeping with local character. I am not aware that this process has been undertaken for the Village of St Marks but I believe it should be before new development can be approved.

PPG7 also recommends Village Appraisals to identify the local community's needs and Agenda 21s to identify sustainable development at local level. With no employment in the area the development as proposed is not sustainable and does not identify local community needs.

There are other areas where development could be more sustainable such as Pinchbeck soon to have a large power station development.

The soil and agricultural quality of the land for development is a consideration and the local authority should seek advice from MAFF and other relevant bodies such as English Nature and the Countryside Agency before undertaking development of a greenfield site.

The Wash area is under consideration as a conservation area for protected countryside. St Marks falls in to the wash area therefore due consideration should be given to protection of the natural environment. Protection of the countryside and the local wildlife should also influence the decision for development. The proposed site is currently a feeding and breeding area for Marsh Harriers and a range of other wild birds associated with the marsh area. This site would therefore be lost under the proposed development. In 1997 the Countryside Commission published Countryside Character Descriptions and English Nature published Natural Area Profiles, both documents should be consulted before development can take place. These guidelines have not been followed in the proposed planning application.

There are opportunities for brownfield development elsewhere in the towns and some countryside locations in South Holland District. PPG7 sect 2.17 recommend no greenfield site development unless brownfield or existing urban locations have been assessed first. It is not clear that this has happened when considering this site and therefore it should be re-examined.

PPG3 Housing

PPG3 states that building development should create more sustainable patterns and deliver accessibility to public transport for jobs, education, health, shopping and leisure/local services. In St Marks there is only one round trip bus service per day. This proposed development hardly delivers accessibility to public transport. What this development will do is increase the need for private vehicles adding to congestion, pollution and increased dependence on cars which is contrary to PPG3. The planning system should ensure that "new homes are provided in the right place at the right time" yet it is clear this proposed development does not do this. St Marks is the wrong place and at the wrong time. There are no new employment opportunities here to support the development.

Section 8 encourages constant review of housing strategy and new/emerging policies are a material consideration in deciding on developments. The South Holland District Local Plan forms part of that emerging policy and states clearly the over supply of housing in the area and that no development should be planned for villages such as Holbeach St Marks.

Section 14 stresses the need for affordable housing where there is a demonstrable lack of affordable housing. Current lowest value housing in the region sells for around £40K. There currently are 3 or 4 properties in St Marks for sale valued in that region, however they remain unsold for almost one year. Clearly nobody requires affordable housing otherwise they would have been sold. I do not believe there is a need for affordable housing or indeed any large number of property developments in St Marks. The emphasis turns to the SHD local plan 2001, sect 6.52 requires affordable housing to meet local needs yet the need has not been demonstrated in St Marks, particularly with the lack of employment and the closing of Tinsley Foods nearby. Policy statement H8 seeks to provide affordable housing in settlements of Holbeach, Spalding, Sutton Bridge, Long Sutton, Crowland and Pinchbeck where the need is demonstrated. It does not require these provisions in St Marks.

PPG3 section 46 places particular emphasis on linking developments with public transport to reduce the need for travel by car. Larger developments should be placed around major nodes of public transport corridors. Once again the proposed development is major but has limited access to public transport or local facilities so encouraging not discouraging travel by car. This is a material consideration against this proposed development.

Section 63 requires the planning authorities to reject poor design. These decisions should be supported by supplementary planning guidance such as village design statements. I am not aware of a village design statement therefore one should be produced before planning applications can be considered. This would give firm guidelines on which the quality of proposed development can be judged. Without this guide I cannot see how the planning authority can make an informed judgement of quality of housing proposed without it becoming a purely opinionated decision.

Section 64 states that substantial new development (town or village) should not consist exclusively of housing and should be planned as a community with adequate shops, employment and services. This substantial development does not provide any of these requirements.

Section 69 & 70 conclude that only limited housing provision can be expected in village locations. St Marks has not been identified as a local service centre and could not demonstrate a need for

additional housing. It also cannot be "sympathetically laid out" in keeping with the "character of the village" using techniques such as village design statements" as we do not have one.

The Governments response notes to PPG3 state that the guides should lead to much higher quality of design and limit the suburbanisation of the countryside. This development would be contrary to those guidelines. Further more planners should share the vision of the DETR, Lord Roger's Urban Task Force and HRH the Prince of Wales in more creative approach to planning. This proposed development misses this opportunity and should be re-examined in its entirety.

PPG1 General Guidance

Section 23 states that authorities should help reduce growth in the length and number of motorised journeys. This development plan will cause the opposite. It does not encourage alternative means of transport, does not contribute to less environmental impact and increases the use of private cars. All of which is contrary to guidelines.

Section 47 states that if a proposal has a significant impact on a settlement with identifiable character then the proposal should be referred to an overall plan such as the SHD Local Plan. This would then preclude the need for the housing hence rejecting the current proposal and all future proposals to 2011. It may be justifiable to reject this application on grounds of prematurity as new planning guidelines such as the SHD Local Plan are under preparation but should be taken into account. It applies to this development plan as the proposals are "individually substantial" and the "cumulative effect would be significant.

Section 52 states that Government statements on planning policy are material considerations and must be taken into account. A recent Government Planning Green Paper recommends that developments should involve the local community better and not make the community feel disempowered. At the outline planning permission stage for this development very few of the village community were aware of the application or involved in its process. So much so that not one objection was raised by the village to such an important and substantial development. It should have been clear to the local authority that there had been some breakdown of communications to cause this. This has become more evident since the new proposal has been issued and half of the village attended a public meeting to view and discuss the plans.

Clearly the local community has not been sufficiently involved in the planning process and the communities wishes should now be re-assessed.

This proposed development is a significant departure from the SHD Local Plan and could therefore be referred to the Secretary of State. If this proposal and the original grounds for outline permission are not reviewed then I would seek to have the plan called in by the secretary of State. I would also like a public enquiry into how the outline permission was granted and the significance of the village hall in this process.

Conclusion

This proposed development cannot go ahead in its present form. To make it more acceptable to the community and the support facilities would negate the economic viability of the development. I propose that the current application is rejected and the original outline permission is reviewed in the light of substantial planning guidance changes and local economic changes.

Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

DESTINATION NAME: CARTER TONAS

FAX NO: 01223 - 361150.

YOUR REF/CONTACT:

ANDREW WATKIN

NO. OF PAGES
(Including this page)

4.

OUR REF/CONTACT: LEWIS SMITH.

DATE: 25.16.2002

SUBJECT: HOLBEACH ST. PARKS.

FAX MESSAGE

Letter re play equipment on
promised.

regards

lewd
→

Our Ref: H09/0198/02
LS/MJT

Your Ref:

Contact: Lewis Smith

Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

25 June 2002

For the attention of Mr A J Watkin

Dear Andrew

Erection of 40 Dwellings, Nestwood Homes Developments, Land off St Marks Road, Holbeach St Marks

Further to our recent telephone conversation I write to request that the Crown consider the installation of play equipment on land behind the village hall in lieu of provision on the application site.

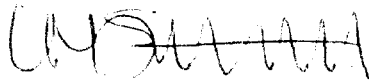
I enclose for your information a copy of a plan showing the approximate position of the equipment as agreed by Councillor Nick Worth. The play equipment is likely to take two forms, firstly a half pipe skateboard ramp and secondly a metal goal with 3 metre high sided panels incorporating a basketball hoop.

Clearly, within the village to the rear of the village hall there already exists some play equipment for toddlers. Ordinarily, through the Council's policy similar equipment would be required as part of the residential development. It has therefore been decided that it would be far better for the village if equipment for the older children could be provided in lieu of duplicating existing equipment. The relatively small area of public open space within the housing estate would not, I consider, be suitable for such equipment due to the likely impact on adjoining residential occupiers. It has therefore been decided that locating the new equipment within the existing formal recreation area within the village is far more practical.

I would be grateful if your clients would consider this proposal at their earliest opportunity in order that the application may be considered at the Development Control Committee on 10 July 2002. Whilst I appreciate the timescale is small it has only recently been brought to my attention that the Crown are in fact owners of the land to the rear of the village hall. If your clients are in agreement to this proposal they will need to be signatories on any subsequent Section 106 Obligation as they are owners of the land. The equipment will be sited in such a way that it does not unacceptably impact on any other users of the playing field and to this end the observations of the Lincolnshire Police Architectural Liaison Officer will be sought prior to the installation of the equipment.

I look forward to receiving your reply at your earliest possible convenience and should you have any further queries please do not hesitate to contact me.

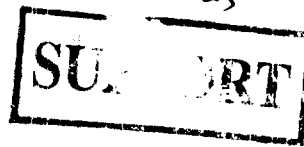
Yours sincerely

A handwritten signature in dark ink, appearing to read 'L. Smith', with a horizontal line drawn through the middle of the letters.

Lewis Smith
Senior Planning Officer

Enclosure

21 JUN 2002



"Emily Jane",
27, Crown Avenue,
Holbeach St.Marks,
Holbeach,
Spalding,
Lincs. PE12 8EU .

19th June, 2002

H09/198/02

For the attention of: Mr. Lewis Smith

Dear Mr Smith,

**Re: Erection of 40 Dwellings
off St. Marks Rd,
Holbeach St. Marks.**

Re the above dwellings of which my husband and I have studied the plans at the Spalding library.

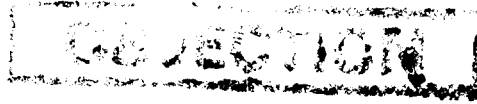
We have both agreed that the surrounding landscape set-up, which includes many different types of trees, is very graceful and the design of the houses and bungalows are very tasteful.

All in all a very well designed layout.

Yours sincerely,

T. James (Mrs.)

Mr D. Tickner
3 Main Road
Holbeach St. Marks
Holbeach
PE12 8DZ



Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC.
Copy to: Nick Worth - Councillor Holbeach St. Marks.

10th June 2002			
SHDC			
Planning & Development			
12 4 JUN 2002			
HP&D			
CONS.	BC		PRO

Planning Application H09/0198/02 - Erection of 40 dwellings off St. Marks Road, Holbeach St. Marks

Dear Sir,

I write in connection to the above revised planning application, wishing to outline my views and objections.

Upon inspection of the plans I see that not much has changed from the original application, a reduction of 4 dwellings from 44 to 40 does not seem to have taken into account the previous views of both myself and other villagers. To increase a village the size of Holbeach St. Marks by such a large percentage is surely setting a precedent, as I believe the South Holland 10 yr development plan states No Development for Holbeach St. Marks and also, should not such proposed developments be in line with 'The Village Plan' to my knowledge no such plan has been produced by SHDC to date, which I believe is against planning policy.

Many other points that I feel have not been given full consideration by this proposed development are listed below.

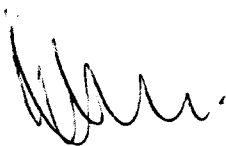
- 1) Holbeach St. Marks has no link to any Public Transport Service.
- 2) The proposed 40 dwellings site is likely to produce 40/80 extra private vehicles which could lead to major on road parking should proposed home owners have the need for 2 vehicles. A likely event due to point 1.
- 3) The proposed 40 dwellings could increase the need for some 40/80 extra school places yet there are no plans or proposed solutions for this event.
- 4) There are no Medical/Dental facilities within the Village, this will only substantiate the point made above as to the possible explosion in traffic and number of vehicles.

P.T.O

- 5) As I understand it the Lincolnshire planning guide requires new developments to be sympathetic to the surrounding area with due care to the ecology and construction materials 'in keeping' with existing buildings. I feel the proposed development does neither of these as hedgerows and wild life are likely to be disturbed to a detrimental effect or removed altogether. With regard to construction materials being 'in keeping' the proposed site will be in front of the Church and Vicarage plus other surrounding buildings not of the same materials.
- 6) The proposed siting of another sewage treatment plant on the south side of the development is placing foul sewage into the centre of the existing community, surely if this development was to go ahead this should be placed in a position where only the new residents are affected.
- 7) There are no employment prospects in Holbeach St. Marks is it wise to develop on such a scale away from employment opportunities.
- 8) The developments themselves have very limited personal garden space a fact I feel is also not 'in keeping' with the rest of the village.
- 9) If I am not mistaken the following are fact
PPG3 expects limited development in villages (a proposed large percentage increase can hardly be described as limited).
PPG3 also calls for limitations to the "suburbanisation of villages" (if an example of a development could be classed as contrary to this statement this is surely the example).
- 10) Thorough consultation with local residents as outlined in The Citizens Charter is a point I would strongly argue has not taken place with regard to this proposed development. I feel as a small close knit community our views could have been sought regarding this matter, as it is us that will have to live with the major changes to our lives this development could bring, not the people that plan and build. All they have to do is sell the properties and leave never again to think of Holbeach St. Marks and it's annex.

I trust that my views and reasons for them concerning the above objections to this planning application will be taken on board by the planning committee when considering the application for the development at Holbeach St. Marks. To completely change a small community and inflict in my opinion unforeseen major problems for the future will in no way enhance village life or serve the community as a whole. It is for the reasons outlined here that I wish to state that I am now against this proposed development.

Yours faithfully,



Mr. D. Tickner.

OBJECTION

Terry Huggins,
Director of Customer Services,
South Holland District Council,
Spalding, **SHDC**
Lincolnshire. PE11 2XE. **Planning & Development**

24 JUN 2002

POL

PAG

From Mr.G.Crouch.SLR.
The Beagles,
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ.
Tel 01406 701504.

14.06.02.

Planning Application 009/0198/02 objection of 40 dwellings off
St Marks Road.Holbeach St Marks

Dear Sir,

Please find attached copy of my objections to the above mentioned Planning Application for information and action. Whilst writing I would ask the question as to why these plans etc; were not available at the Holbeach Public library, for inspection.

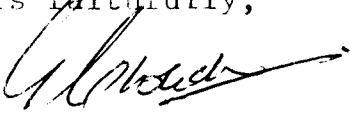
Not everyone whom the above affects has the means to travel 14 miles to Spalding to view the plans.

Also I would enquire that having previously objected to these plans I was not informed of any revisions, as my neighbours whom had also raised their objections received due notification.

Also I noted that the letter shown to me bore no signature.

I leave the foregoing to your kind attention and look forward to receiving your comments in due course

Yours faithfully,


Mr G.Crouch.SLR

copies to: Mr.Chris Simpkins. - Chief Executive SHDC. ✓

Mr. Nick Worth. - Councillor Holbeach St Marks.

To L.Smith, Council Offices, Priory Road, Spalding .PE11 2XE.

REF

Application H09/0198/02 (REVISED)

From Mr. G. Crouch.SLR.

The Beagles, Main Road, Holbeach St Marks. PE12 8DZ.

Tel.01406 701 504.

Dated 14.06.02.

With reference to the above revised mentioned planning application I would register my objections as follows:-

- 1) I note that the revised application now suggests 40 dwellings. Frankly if it is assumed that this mollifies my objection to the development it is an insult to ones intelligence.
- 2) This application means an increase of approximately 50% in housing which is unacceptable in a village of this size.
- 3) The proposal goes against that which I have been led to believe that there was a 10 year moritorium on building in St Marks.
- 4) I note that no Village plan for St Marks has been produced Which surely is against Rural Planning Guide Lines.
- 5) According to SHDC guidelines as I understand them, is for piecemeal development in rural locations, by no stretch of ones imagination is this piecemeal.
- 6) The Citizens Charter states that full consultation with local residents should take place. As I have received no notification of the revised plans despite having previously raised my objections to the development it was only through my neighbours that I discovered the revisions. WHY!.
- 7) As far as I can ascertain the design, construction and materials are out of keeping with the other buildings within the area of the development ie Church and adjacent properties.
- 8) Why have we now 3 sewage plants all of which are discharging into the dyke 2 of which are situated on the south side of the development surely these should be within the confines of the housing, not up against existing property boundaries.
- 9) with reference to 8 above I pose the question have all concerned ie the owners of property situated along the dyke DEFRA/H.R.A. and the owner of the land through which the dyke runs, been consulted on this proposal?.
- 10) In the event of a malfunction of the aforesaid plants who is responsible for any discharge of effluent that could be a hazard to health and the enviroment.
- 11) The increase in traffic on a very minor road is the scenario for an accident waiting to happen.
- 12) I also have doubts as to whether all goverment guidelines appertaing to to Rural locations have been considered. ie PPG1 and PPG3.
- 13) There is at present no infrastructure in existence that could support such a development eg Medical, Dental and School. All facilities being FULL.

John

Terry Huggins,
Director of Customer Services,
South Holland District Council,
Spalding,
Lincolnshire. PE11 2XE.

SHDC	
Planning & Development	
24 JUN 2002	
PAO	PM
PAO	ADMIN
PAO	PAO

From Mrs. G. Crouch.
The Beagles,
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 3DZ.
Tel 01406 701504.

PAO 14.06.02.

Planning Application 009/0198702. erection of 40 dwellings off
St Marks Road. Holbeach St Marks

Dear Sir,

Please find attached copy of my objections to the above
mentioned Planning Application for information and action.

Whilst writing I would ask the question as to why these plans
etc; were not available at the Holbeach Public Library, for
inspection.

Not everyone whom the above affects has the means to travel
14 miles to Spalding to view the plans.

I leave the foregoing to your kind attention and look forward
to receiving your comments in due course

Yours faithfully,

G. Crouch

Mrs G. Crouch.

copies to: Mr. Chris Simpkins. - Chief Executive SHDC.

Mr. Nick Worth. - Councillor Holbeach St Marks.

SHDC

Planning & Development

OBJECTION

To E. Smith, Council Offices, Priory Road, Spalding 24 JUN 2002

REF Application 999/0193/02 (REVISED)

From Mrs G. Crouch.

The Beagles, Main Road, Polbeach St Marks. PE12 8DZ. Tel. 01406 701 504.

With reference to the above mentioned revised planning application I would register my objections as follows:-

- 1) Has any consideration been given to the effect on the water table?
- 2) Being no main drainage in the village. Why is it being suggested that the water /effluence is to be directed into the dyke. Has the NRA been consulted on this proposal. Also are you 100 per cent sure that the proposed system is fully capable of being able to cope. What contingency plans are there should the proposed system malfunction?
- 3) The idea of 40 houses would mean a least a minimum of 80 bodies. However if there are children this could rise based on the governments figures of 2.4 per household to 180 bodies.
- 4) Taking the above into account there is no way that the village lacking the infrastructure can cope. Has East Midlands Electricity been consulted as to, whether the existing supply is capable of supporting the extra load? As at various times of day the voltage suffers a drop. ie early morning & late afternoon plus early evening
- 5) We would also be looking at an increase in traffic of a minimum of 40 cars but more likely at least 80 and with narrowness of the road and a virtual blind bend by the school it can only be left to one's imagination what could happen.
- 6) Furthermore what account has been taken in considering this application regarding the NHS, ie Doctors and Dentistry. So where do you suggest that all these extra bodies obtain treatment, with the situation with these facilities being as they are at the moment.
- 7) In conclusion I would say that there is only room for a maximum of 15 dwellings, if at all any.

Signed

14.06.02.

G. Crouch

OBJECTION

LS ref

To L.Smith, Council Offices, Priory Road, Spalding .PE11 2XE.

REF

Application #09/0198/02 (REVISED)

From Mrs G. Crouch.

The Beagles, Main Road, Holbeach St Marks. PE12 3DE.

Tel. 01406 701 504.

With reference to the above mentioned revised planning application I would register my objections as follows:-

- 1) Has any consideration been given to the effect on the water table?
- 2) Being no main drainage in the village. Why is it being suggested that the water /effluence is to be directed into the dyke. Has the NRA been consulted on this proposal. Also are you 100 per cent sure that the proposed system is fully capable of being able to cope. What contingency plans are there should the proposed system malfunction?.
- 3) The idea of 40 houses would mean a least a minimum of 80 bodies. However if there are children this could rise based on the governments figures of 2.4 per household to 180 bodies.
- 4) Taking the above into account there is no way that the village lacking the infrastructure can cope. Has East Midlands Electricity been consulted as to, whether the existing supply is capable of supporting the extra load? As at various times of day the voltage suffers a drop. ie early morning & late afternoon plus early evening
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- 6) Furthermore what account has been taken in considering this application regarding the NHS, ie Doctors and Dentistry. So where do you suggest that all these extra bodies obtain treatment, with the situation with these facilities being as they are at the moment.
- 7) In conclusion I would say that there is only room for a maximum of 15 dwellings, if at all any.

Signed

M. Crouch

14.06.02.

SHDC	
Planning & Development	
24 JUN 2002	
H	
CO	MIN

OBJECTION

LS 24/6

To L.Smith, Council Offices, Priory Road, Spalding .PE11 2XE.

REF

Application #09/0198/02 (REVISED)

From Mr. G. Crouch.SLR.

The Beagles, Main Road, Holbeach St Marks.PE12 8DZ.

Tel.01406 701 504.

Dated 14.06.02.

With reference to the above revised mentioned planning application I would register my objections as follows:-

- 1) I note that the revised application now suggests 40 dwellings. Frankly if it is assumed that this mollifies my objection to the development it is an insult to ones intelligence.
- 2) This application means an increase of approximately 50% in housing which is unacceptable in a village of this size.
- 3) The proposal goes against that which I have been led to believe that there was a 10 year moritorium on building in St Marks.
- 4) I note that no Village plan for St Marks has been produced Which surely is against Rural Planning Guide Lines.
- 5) According to SHDC guidelines as I understand them, is for piecemeal development in rural locations, by no stretch of ones imagination is this piecemeal.
- 6) The Citizens Charter states that full consultation with local residents should take place. As I have received no notification of the revised plans despite having previously raised my objections to the development it was only through my neighbours that I discovered the revisions.WHY!.
- 7) As far as I can ascertain the design, construction and materials are out of keeping with the other buildings within the area of the development ie Church and adjacent properties.
- 8) Why have we now 3 sewage plants all of which are discharging into the dyke 2 of which are situated on the south side of the development surely these should be within the confines of the housing, not up against existing property boundaries.
- 9) with reference to 8 above I pose the question have all concerned ie the owners of property situated along the dyke DEFRA/N.R.A. and the owner of the land through which the dyke runs, been consulted on this proposal?.
- 10) In the event of a malfunction of the aforesaid plants who is responsible for any discharge of effluent that could be a hazard to health and the enviroment.
- 11) The increase in traffic on a very minor road is the scenario for an accident waiting to happen.
- 12) I also have doubts as to whether all goverment guidelines appertaing to to Rural locations have been considered.ie PPG1 and PPG3.
- 13) There is at present no infrastructure in existence that could support such a development eg Medical, Dental and School.All facilities being FULL.



3rd.

Copy to: Chris Simpkins – Chief Executive SHDC
Copy to: Nick Worth – Councillor Holbeach St Marks

18-6-02

P. Smitt

3, white City Cottages,
Holebeach St. Marks.

Dear Sir,

At a great deal of thought has gone into this "project" — 70-80 people — 40-50 children being provided for in a village with little or no amenities — Education — Police etc. — Medical — Dental — Shop — Post Office — all next to nil.

Obviously someone is more concerned with money - than helping people to settle in a "no go" area.

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date:

14th June 2002

Name & Address:

S.P. & V.L. ALMEY
2, Herby House,
LEADERHILL ROAD
HOLBEACH ST MARKS
NR SPALDING
Lincs
PC12 8EX

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I most strongly object to the erection of the new dwellings. "What are they? One which will be thrown together overnight! Today's necessities, Tomorrow's Shams" !!.

We have not got the facilities or shops to cater for such a large influx of people. Our roads barely take the amount of traffic and agricultural machinery, as it is. We have enough problem with speeding through the village, (of which I have reported to the School, and the Police, that there is an accident waiting to happen, with the children either walk or cycle). We desperately need something to slow the traffic down !!.

More people, more children, no unites, more trouble and vandalism, I think that sums up the situation !!.

Yours faithfully

V.L. & S.P. Almey -

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date:

14th June 2002.

Name & Address:

P. & J. JOHNSON
WOODBYNE HOUSE,
HOLBEACH ST. MARKS
SPALDING, Lincs
PE12 8DZ

OBJECTION

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

We feel that 40 properties is far too many for the facilities and amenities to cope with in Holbeach St. Marks. Ten properties would be sufficient, but preferably the development should be scrapped and the land returned to allotments as in keeping with the area.

Other factors must be considered - water supply and electricity supply. When asked about these at the meeting held at Holbeach St. Marks the councillor attending informed us there weren't the S.H.D.C. problems a case of give them plans for development with a "Don't CARE" attitude to all the problems arising. The same attitude appears with sewage system this is going through a main drain in Holbeach St Marks where children play. There is an existing system which only requires an up-date. We cannot stress strongly enough that this system MUST NOT be allowed.

Other problem that need to be addressed - Roads not able to cope with extra traffic, School not able to cope with extra children.

P.T.O

SHDC			
Planning & Development			
12/4 JUN 2002			
HP&D	PM	POL	
CC&C	EC	ADMIN	TRW

The low cost housing will not improve our village at all, this requires far more consultation to be in keeping with the village.

The Proposed Housing Development does not appear to have been planned with any of the Government or South Holland District Council guide lines, these guide lines must be put into place.

Please come and visit Hallsch St. Marks and ask yourselves is this the correct development for the area, are we giving planning permission without enough thought for the village and its people. I am sure if you resided in this village you would not want the proposed buildings to be built.

We realise you are dealing with Crown Estates, but we are prepared to meet any official at any time.

Yours faithfully,

Mr. Peter Johnson

Mrs. J. Johnson

Perry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date:

Name & Address:

COLLECTION

Mrs C Rook
3 Browne Wilkinson Walk
Holbeach St Marks
Holbeach
SPALDING
Lincolnshire
PE12 8HE

RNID

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I am against the increase of so many more houses to the village

most people like the peace and quiet of village life and not having to dodge traffic when they walk through the village, were as your plan nearly doubles the traffic and pollution

village life means peace quiet and fresh air this plan completely condemns all off them, so stop trying to ruin

Our Village

Mrs Rook

Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins – Chief Executive SHDC
Copy to: Nick Worth – Councillor Holbeach St Marks

Date:

June 10th, 2002

Name & Address:

Colin and Patricia Davison
Five Trees
St. Mark's Road
Holbeach St. Marks
Spalding
Lincolnshire
PE12 8DZ

OBJECTION

Planning Application H09/0198/02 – Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

We write to you to place our objections against the proposed Housing Development for Holbeach St. Marks.

Having seen the first set of plans and placing our objections against those plans and awaiting the revised plan proposal we wish to inform you that we are still strongly against the development going forward.

It appears many facts have not been addressed - least of all the objections made known to you by the existing residents of Holbeach St. Marks

The development of 40 new homes is totally against the current South Holland District Council 10 year development plan which states 'No new development for St. Mark's'. Development, it seems, should be in line with 'The Village Plan' but SHDC have not produced a plan for St. Marks which, surely, is against planning policy?

The proposed property designs are totally out of character, aesthetically, with other properties located in this village and we are of the opinion that the general concerns/objections and feelings of the current residents of Holbeach St. Marks have not been adequately addressed. The consultative process by SHDC is greatly lacking. It would appear that little thought has been given by SHDC to actually

SHDC			
Planning & Development			
12/4 JUN 2002			
HP&I	F	OL	
CON	MIN	PAG	

ascertain what kind of development, if any, would be appropriate and in keeping with this quiet rural village. The revised Plans seems to outline this failure most clearly!

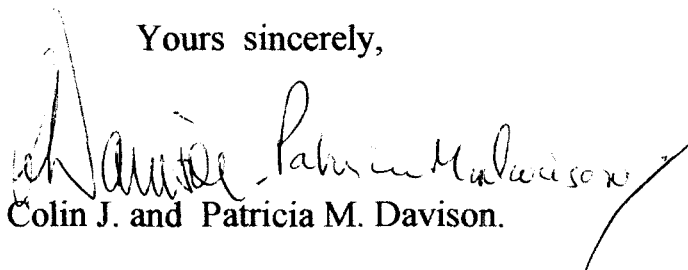
Apart from the general aesthetics of this ill conceived plan we would wish to bring some other objections to your attention:

1. Where would extra services be located in St Marks to help cope with extra residents, their families, pets, cars, etc., - Doctor, Dentist, Veterinary practice, better School facilities, traffic calming measure and improved conditions of existing roads?
2. With the addition of possibly another 70+ vehicles, condensed into a small 'estate type setting,' neighbouring homes would definitely suffer from traffic pollution fumes and extra noise - something which we (and many other residents) have moved away from, to this area, to improve our lives. We do not wish to live at the beginning of a new cycle of village growth to include noise, pollution and extra road traffic. The people of St.. Marks community choose to live in a RURAL location and travel to visit and use all amenities. The hardships of rural life have been chosen and accepted by all of us so that we might maintain a QUIET and more peaceful lifestyle - developing our village with such little thought from SHDC to our needs and objections is, in our opinion, quite disgusting.
3. We strongly object to the ridiculous "plan" that the foul sewage generated by 40 new homes should find its overflow site in the dyke which runs along St, Marks Road - surely a position to the North (where only the new residents would be affected by their own overflow) should have been a major consideration during planning proposal?
4. The village and its people actually stand to gain nothing at all from the development of 40 new, box type designed homes. The wildlife stand to gain even less - with loss of more of their natural habitat areas - such as hedgerows and trees. The only people we see gaining from this poorly conceived plan are those associated with Nestwood Homes.

There are many other problems with this proposed new development and we generally feel that St. Marks is developed adequately now, without the addition of 40 more, squashed in, ill designed homes. They will be totally out of character with the village.

We sincerely hope that South Holland District Council will take note of these, our objections and know that we, among many others, are totally opposed to this new development going ahead. It should, in fact, be stopped rather than reviewed until SHDC have reviewed long term implications of any new developments at Holbeach St. Marks.

Yours sincerely,

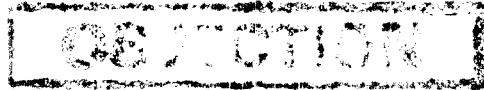

Colin J. and Patricia M. Davison.

● y Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 14.6.02.

Name & Address:



SHDC
Planning & Development
24 JUN 2002
OL
JOHN DUNHAM SR
JOHN DUNHAM JUN
CAROL DUNHAM,
CAROL ANN, MAIN ROAD
HOLBEACH ST MARKS
SPALDING, Lincs.
PE11 8DZ

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

WE HAVE VIEWED THE AMENDED PROPOSALS FOR DEVELOPMENT AT HOLBEACH ST MARKS. TO SAY THAT WE ARE VERY DISAPPOINTED WOULD BE AN UNDERSTATEMENT. WE ARE VERY UNHAPPY WITH COUNCILLORS AND COUNCIL SERVANTS BECAUSE DESPITE A WELL ATTENDED MEETING IN MARCH AND PREVIOUS CORRESPONDANCE THIS PROJECT HAS ONLY LOST 4 HOUSES. WE FEEL THAT IT MUST LOSE AT LEAST 50% OF THE ORIGINAL NUMBER BECAUSE OF REASONS ALREADY DISCUSSED. WE FEEL THAT WE HAVE NOT BEEN LISTENED TO AND THAT THE COUNCIL HAS THE FINANCIAL INTERESTS OF THE CROWN AND THE DEVELOPERS AT HEART AND NOT THE RESIDENTS OF THE VILLAGE. WE OBJECT VERY STRONGLY AT THE DISREGARD THE COUNCIL HAS FOR US, THE VILLAGERS. WE URGE YOU TO LOOK AGAIN AND COME UP WITH SOMETHING MORE REALISTIC AND FAVOURABLE TO US.

John Dunham

G. A. Dunham

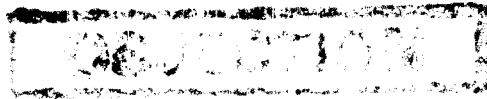
JOHN DUNHAM SR JOHN DUNHAM JUN CAROL A DUNHAM

● y Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 18-06-02

Name & Address: MR M WILLIAMS & MISS A. CAMPING
LAVENDER COTTAGE,
LINCOLN LANE
HOLBEACH ST MARKS,
Lincs PE12 8DY



Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

WE WISH TO OBJECT TO THE ABOVE PLANNING APPLICATION & THIS OBJECTION IS ON SEVERAL GROUNDS, NAMELY;

THE HAMLET OF HOLBEACH ST MARKS IS SO SMALL, THAT EVEN 40 FURTHER HOUSES WILL MAKE A BIG DIFFERENCE TO IT. THE LOCAL SCHOOL MAY NOT BE ABLE TO TAKE ON SO MANY (POTENTIAL) EXTRA CHILDREN. THE LOCAL DOCTORS SURGERIES ALREADY STRUGGLE TO Cope WITH SO MANY PATIENTS & THE INCREASED POPULATION WOULD ONLY MAKE MATTERS WORSE. ALSO IS, ST MARKS HAS NO LOCAL SHOPS AND IN SOME AREAS, LITTLE OR NO STREET LIGHTING OR FOOTPATH.

SOUTH HOLLAND DISTRICT COUNCIL HAS STILL NOT PRODUCED A VILLAGE PLAN FOR ST MARKS & WE UNDERSTAND THIS TO BE AGAINST PLANNING POLICY. IN ADDITION, THE CITIZENS CHARTER REQUIRES THOROUGH CONSULTATION WITH LOCAL RESIDENTS & THIS CERTAINLY HAS NOT TAKEN PLACE. THE TEN-YEAR SOUTH HOLLAND DEVELOPMENT PLAN STATES THAT THERE IS NO DEVELOPMENT FOR THE VILLAGE - EVEN LOCAL RESIDENTS WHO HAVE LIVED HERE FOR MANY YEARS HAVE BEEN REFUSED PERMISSION TO BUILD SINGLE PROPERTIES FOR THEIR OWN USE.

THE PROPOSED PROPERTIES ARE NOT DESIGNED TO BE IN KEEPING WITH ADJACENT BUILDINGS & WILL THEREFORE APPEAR OUT OF PLACE & RUIN THE LOOK OF THE VILLAGE.

WE ASSUME THAT THE MAIN ROUTE FROM HOLBEACH TO THE NEW DEVELOPMENT WILL STILL BE VIA LINCOLN LANE. THIS ROAD IS ALREADY BEING CONSTANTLY REPAIRED & IS HAZARDOUS TO THOSE LIVING THERE & TRYING TO ENTER OR LEAVE THEIR PROPERTIES DUE TO THE HIGH SPEED AT WHICH OTHER DRIVERS RACE ALONG IT. CAN WE ASSUME THAT SPEED CANNING MEASURES WOULD BE INSTALLED TO PREVENT SOME OF THE NEAR MISSES WHICH HAVE ALREADY TAKEN PLACE? SORRY, WE ALL HAVE LITTLE CHOICE THAN TO USE OUR OWN VEHICLES, DUE TO THE WORSEFULLY

IMMIGRATION & PUBLIC AFFAIRS DEPT. IS REALLY.

AS WELL AS

THE LATTER HAS CONCERNED LATELY THE ECONOMIC NEEDS OF GOLF WITH
THE ADDITIONAL PROVISIONS THIS DEPARTMENT WOULD BEING, WHERE
BOTH OF THE IMMIGRANTS WORK & THERE IS NO EMPLOYMENT/EMPLOYER
IN THE VILLAGE, WHICH MEANS TRAVELLING - PROBABLY TO CHALMERS, BOSTON
OR THE BRANCH. AGAIN, THIS WOULD RESULT IN EITHER A BIG INCREASE
IN TRAFFIC OR ABUSE PROVISIONS & PUBLIC TRANSPORT.

WE THEREFORE

WISH TO REGISTER OUR OPPOSITION TO THE PLANS & ASK YOUR
KINDLY INTEREST

YOURS FAITHFULLY.



pp M. H. de C.

Mr J Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: Monday 17th June 2002

Name & Address:

Mr. Mrs A R. HOLLAND,
9, CAPWATER LANE,
HOLBEACH ST. MARKS,
SPALDING
Lincs
PE12 8GT

CELESTION

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

First + foremost the number of houses being planned is far too many. 20 ~~properties~~ properties would be more appropriate. In St Marks there are no medical facilities, no shop, no post office - not really a proper bus service. Until the village facilities are improved, which according to the letters we have received South Holland District Council has no plans to improve facilities for St Marks, I therefore think that this matter should be addressed before any new properties should be built.

As regards to the sewerage, where is the waste going to go? because that style does not actually go anywhere. In the matter of the inhabitants of the new proposed houses, it can be assumed there will be children of all ages concerned. In St Marks there are a few creches for younger children, but none whatsoever for older children i.e. teenagers.

As regards to the extra traffic the development will create, the roads are not capable of dealing with it. Plus in the winter time we never get any road gritting or anything down here, so if the development does go ahead, as the County Council going to come down here to grit the roads in winter - generally improve the condition of the existing roads?

Finally the style of the development is totally out of keeping with the village. It would spoil the aspect of the Church to put in front of it an eyecore of Motel house style houses!!

Yours Sincerely

A R Holland

Mr A R & Mrs P. Holland

Copy to: Chris Simpkins – Chief Executive SHDC
Copy to: Nick Worth – Councillor Holbeach St Marks

Date: _____

Name & Address:

72 2000

MR. C. J. ...
...
... ST. MARK

SECRET

Planning Application H09/0198/02 – Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

Dear Sir,

St. George's Village East End, 11th Nov.
1891.

I would think the house could be hired.
With the passage road just over the
the big house and kitchen with well equipped
kitchen, staffed as well with the change of
country and factory to St. George's
The thought of George's mother
from the village was going to the
mill and working in a small shop
and her health began to suffer the first

●ry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins – Chief Executive SHDC
Copy to: Nick Worth – Councillor Holbeach St Marks

Date:

17.6.02

Name & Address:

Mr. J. ATKINS.
22 CROWN AVENUE,
HOLBEACH ST MARKS,
SPALDING,
LINCOLNSHIRE,
PE12 8EU.

SHDC	
Planning & Development	
24 JUN 2002	
HPa	POL
CO	PAO

Planning Application H09/0198/02 – Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I would like to object most strongly to the planned development, detailed above. For the following reasons.

- ① The size of the development is much too large for a small rural village.
- ② The limited amount of facilities we do have, would not be suitable for a much larger village population.
e.g. School.
- ③ High volumes of traffic during development and even more on completion. This would cause a much higher health and safety risk.
- ④ Sewage treatment next to the existing community is also a question of health and safety, and poor planning if the dyke along St Marks Road has to be used for overflow purposes.

P.T.O

These are all valid points, which I hope
South Holland District Council will take
into account.

Yours Sincerely

G. Atkins.

SHDC

Planning & Development

24 JUN 2002

Pry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 18/6/02

Name & Address:

MRS A HOGG & MR P DAW

OBJECTION

2 ST MARKS ROAD

HOLBEACH ST MARKS

Spalding

Lincs.

PE 12 8DZ

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I object to the following Development because the
infrastructure does not warrant another 40 dwellings it
will ^{also} increase the amount of traffic going through the village
especially by the school And I ~~object~~ ^{object} with all the
material considerations mentioned

MRS A HOGG

MR. P. DAW

ry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

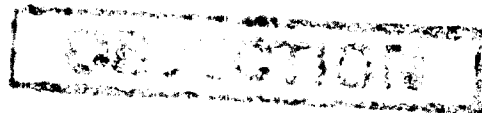
Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 17 6 02

SHDC	
Planning & Development	
24 JUL 2002	
RECEIVED	FILE
BY	DATE
NAME & ADDRESS	

Name & Address:

21 LIMPWATER LANE
HOLBEACH ST MARKS
SPALDING Lincs
LE12 8BT



Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I do not agree with a large housing development in our village as the roads, dental, doctor and other services can not cope at present. Such a large development would spoil the ambience and solitude of our village and as such the plans should be abandoned as the majority of the villagers do not want it.

G E. Lamb.

Mr Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

Date: 11 June 2002

SHDC	
Planning & Development	
24 JUN 2002	
	JOL
	PAU

Name & Address:

MR J + MRS S POTTER
1 WHITE CITY COTTAGES
HOLBEACH ST MARKS
SPALDING
Lincs
PE12 8GY

OBJECTION

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

RE: The above development.

This plan must not be allowed to go ahead. It will be a disaster. It is not in keeping with the village it will be spoilt. And it definitely does not care for our wildlife etc. They promise a new play area for the children when in 1000 or three years. Their promises are not worth the paper they are printed on. And they also taking away our football pitch. And it isn't right that they have to demolish a perfectly good house to accommodate these boxes. Why weren't we told about the proposed sewage works? It seems it isn't going to affect the new residents any smell will affect the rest of us. It would seem that our feelings have no account. They are only interested in how much money it will generate. We certainly don't like the idea of an overflow into the dykes. It is all too common these days to take away the hedgerows and spoil our wildlife habitats. How is the road going to take the extra traffic? It badly needs resurfacing now so what would extra cars do to it. This plan can only serve to spoil the appearance of our village.

SHDC

Planning & Development

24 JUN 2002

PAU

I am writing to you to place my objections against the proposed Housing Development for Holbeach St Marks.

COLLECTION

- The houses will be out of keeping with the rest of the village.
- All the extra traffic coming into the village will make the roads a danger as well as the extra noise and fumes it will generate which is what a lot of people are trying to move away from.
- As my house backs onto the dyke I am very concerned about the overflow for the new houses going into it. At present we already get a lot of flies and other insects which are attracted to the little water that is in the dyke which will only increase when more water is flowing through. Why have the people already living in the village got to suffer with this and not the people who are going to be producing the sewage?
- The development will remove a substantial amount of hedgerows etc which will affect the wildlife greatly which is never a good thing.
- The village will gain nothing from the development except a lot of noise, pollution, traffic and the possibility of trouble.
- The development of 40 new homes is totally against the current SHDC 10-year development plan.

Yours Sincerely

Rhona Janes

HARTLEY HOUSE,
HOLBEACH MARSH,
SPALDING,
LINCS.
PE12 8EW
Tel: 01406 701221
Fax: 01406 701515

OBJECTION

2.6.2002

LS

SOUTH HOLLAND
10 JUN 2002

Under Holland
D. but I am not

Application to Hogg/0195/02
location: land off St. Marks Road
Hollbeck St. Marks

Dear Sir,

I have seen the Revised details of this plan and although it is better as a plan I still feel the same, see my former letter. This is overdevelopment at this time in the village in the village with no infrastructure no transport etc is not very sensible.

Yours sincerely

W. P. Hay

5 Browne Wilkinson Walk
Holbeach St. Marks,
Spalding,
Lincs.
PE12 8HE.

18.6.02.

OBJECTION

Dear Sir

With regards to the so called revised details of the Holbeach St. Marks building project, I am amazed that the planning department lacks the sagacity to accept a proposal of this size in the first place, these proposals will increase the size of the village by around 30% totally destroying the rural ambience of the area, and to suggest that only 10 children will be generated by this project is ludicrous, but, that number will justify the meagre amount allocated to increase facilities for the said children. I have no objections to development in the area but for heavens sake keep it in perspective.

Yours faithfully

Ted Rust.

H09/198/02

LS

20 JUN 2002

F

Handwritten notes in the top left corner, including "best to see again" and "most of the time".

OBJECTION

Stamp: 20 JUN 2002

Richard Crowhurst
Fairview
Leadenhall Road
Holbeach St Marks
Spalding
Lincolnshire
PE12 8EY

Mr. Terry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

18th June 2002

Dear Mr. Huggins,

(H09/CA8/C2)

RE: Proposed Residential Development behind St. Mark's Church (File 09/02)

I am writing to inform you of a number of objections to the proposed development, which I believe will change the unique nature of the village of Holbeach St Marks and its historic church, namely:

- As a member of your Lincolnshire Viewpoint panel, I was under the impression that the local 10 year development plan was to concentrate development in Spalding. I therefore wonder how this fits in, especially given what I believe is the absence of a 'Village Plan' for Holbeach St. Marks. I am also unaware of a Village Design statement.
- As well as the above, I understand that PPG3 calls for the limitation of the 'suburbanisation of villages'. How does this development fit these requirements?
- From my understanding of the plan, it would include 40 properties, which seems excessive for a location so central to the village. This would be an increase in village housing of almost 50%, which would seem contrary to PPG3 aims of limiting development in villages.
- The terracotta box design of the houses will ruin the area behind the church and war memorial. My fiancée and I are to marry in St Marks Church this summer. Perhaps I should ask the photographer to take some extra photographs to preserve the view of the village. The minimal garden size allocated to the new houses also seems out of keeping with current village properties adjacent to the area in question.
- I understand that the development will include a sewerage treatment plant (a development which was not included in Leadenhall Road 13 years ago!) in the middle of the village. How does the overflow and outflow of this sewerage into the dyke along St Marks Road fit in with SHDC's conservation plans and the requirements of the Drainage Board?
- It would seem that existing hedgerows, etc may be affected by the development, which would appear contrary to the Lincolnshire Planning Guide.

I would ask what benefit the existing community and / or SHDC will derive from this development from The Crown Estate and their subsidiary, Nestwood Homes?

PLEASE NOTE THAT MYSELF AND MY PARTNER ARE OPPOSED TO THIS DEVELOPMENT, AND BELIEVE THAT IT SHOULD NOT GO AHEAD.

Regards,

Richard Crowhurst

20 JUN 2002

Richard Crowhurst
cc: Nick Worth, Chris Simkins

erry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

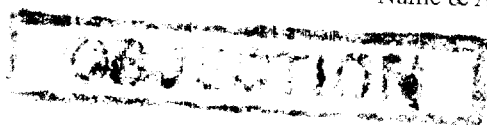
Date:

SHDC			
Planning & Development			
24 JUN 2002			
HP&D		POL	
CONS	EC	ADMIN	PAO

Name & Address: MR & MRS ALLEN

19, LAPWATER LANE

HOLBEACH ST MARKS



Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

I think 40 houses to be developed in Holbeach St marks is too many by half - the reasons have already been stated - Amenities - in keeping in line with the village - facilities - you name it, it has not been thought out properly - Where are the shops - school - dentists - Dr's etc for existing villagers let alone 40 new houses, and what about all the extra traffic. Please re-think.

erry Huggins
Director of Customer Services
South Holland District Council
Priory Road
Spalding
Lincolnshire PE11 2XE

Copy to: Chris Simpkins - Chief Executive SHDC
Copy to: Nick Worth - Councillor Holbeach St Marks

SHDC			
Planning & Development			
24 JUN 2002			
HP&D		POL	
		COMIN	PAO

Date:

Name & Address:

OBJECTION

A.V. SPENCER
BROWNE WILKINSON WALK,
HOLBEACH ST MARKS
PE12 8HE
01406 701 048

Planning Application H09/0198/02 - Erection of 40 dwellings off St Marks Road, Holbeach St Marks

Dear Sir,

The proposed development appears to be against, or not in line with "the village plan", no plan has been produced at all which is against planning policy. There have been little by way of thorough consultation with the current local residents.

The school is not big enough for the anticipated village population arrival of more children.

handling of the proposed development seems to ignore guidelines laid down by the Citizens charter under (Pg 1). The village is already overloaded with traffic at school times, times of funerals, and other events.

I am against the proposed scheme.

A.V. Spencer

OBJECTION

SHDC

Planning & Development

24 JUN 2002

POL

ADMIN

PA

Lincolnshire County Council
Spalding

Attn: T Huggins Copy Chris Simpkins

Barbara Anaman/Bryan Smith
The Old Vicarage
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ

23rd June 2002
Ref. SHDC/BGS02

Dear Sir,

Your ref: Holbeach St Marks Housing Development H09/0198/02

Following our letter dated 24th March 2002 we understand that Nestwood Homes Developments through the East Midland Design Associates have entered revised plans for a housing development on 5 acres of land on the north side of the Old Vicarage and St Marks Church.

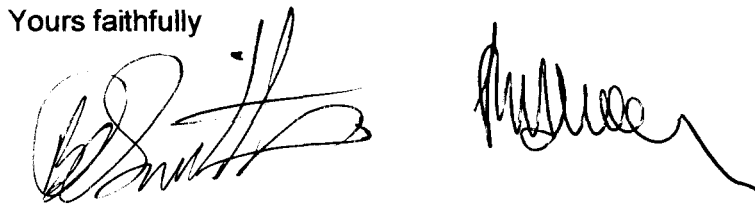
By way of this letter and its attachment we object to this development.

We believe that with the recent closing of nearby Tinsley Foods, the circumstances for which original outline permission was granted have now changed. With no substantial employment in the area the requirement for new homes has considerably diminished and with unsold properties still on the market in Holbeach St Marks we believe there is no requirement for new housing. We are also aware that new government guidelines on new housing development, if applied to Holbeach St Marks today, would almost certainly result in any applications for outline planning permission to be turned down.

We request the council to re-examine the circumstances for outline planning permission and reject the current housing development proposal until further consultation takes place at the local level.

Attached is our revised detailed examination of the issues involved and reasons why this development should be rejected and outline permission re-examined.

Yours faithfully



Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

24 JUN 2002

Objections to Development H09/0198/02 Holbeach St Marks

I would like to raise a number of points regarding the proposed plan for developing the site at Holbeach-St Marks. These will cover Material Considerations, current and future development guidelines and legislation and a re-examination of the original outline planning permission.

PP&L			POL
CONS.	BC	ADMIN	PAO

Size/Scale of Development**OBJECTION**

The revised proposal is for 40 properties of mixed style including some terraced properties. It is clear the plan is for a housing estate type of development that is most appropriate to an urban or suburban location such as the environs of Holbeach or Spalding. It is not appropriate or "in keeping" with the village setting of Holbeach St Marks and is therefore obtuse and inconsiderate to the existing properties in the village.

The planning guidelines PPG1 sections 54-55 state that applications should take into account other material considerations which include whether the plan policies are up to date and relevant. Clearly this application, based on previously granted outline permission, is relying on out of date policies that are not relevant at this time. PPG1 also states that new and emerging policies are also material considerations (sect 53) and as there are policies that have or will supersede the original plans it clearly indicates that this development should not be taken further. Examples of emerging or new policies are the Planning Green Paper by Stephen Byers MP, the South Holland District Plan for the period to 2011, both of which would be in opposition to the housing proposal. Under PPG1 Sect 55 there are material policies in current plans that pull in opposite directions. For example the plan requires certain densities of housing but this is in opposition to other policy directions which require developments to be "in keeping" and "in character" with the village location and the current density of housing. This proposed development is still too high a density in relation to the surrounding location and should be rejected.

If we look at the village as a whole (new/emerging guidelines require the development of a village plan and this should be addressed by the SHDC) there is no existing Village Plan in accordance with current guidelines. The existing properties are diverse, mainly non-linear in relation to each other and contain a variety of styles developed in mostly a piecemeal fashion. This new development proposal offers high density for a village location, linear design layouts and construction designs that are out of keeping with the village. This is a material consideration and requires further detailed information which is not available, therefore the development plan should be rejected.

A further consideration is the construction of a large number of properties in a single development that also is in opposition to the piecemeal development preferred for rural village locations.

All the above points should therefore be considered material considerations.

I would also like to comment, at this stage, that the plans submitted for the development are insufficiently detailed for an informed decision on a development of this magnitude when considering the huge impact it will have on the village. The original submission of plans were developed over a period of 8 days (see drawing revision dates) which I believe is insufficient to make assessments of the requirements under the Design Guide for Residential Areas (Lincolnshire Planning Guide). The guide states that appraisals should look at the characteristics of the surrounding area, the ecological sensitivity of the area (including hedgerows, trees and historic landmarks), with sympathetic new design to complement the character of existing surroundings. Infact the outline planning permission was given on condition that the development plans in terms of design and layout should be in accord with the advice contained in the Lincolnshire Guide for Residential Areas. Clearly the proposed development does not do this and has been poorly thought out due to the time constraints imposed by needing to apply for planning permission by 21st Feb 2002. The current revised plan has changed the layout of the road to a roundabout style end to the cul-de-sac, again this is more appropriate to an urban development not a village. The play area has been removed with the promise of additional facilities at the village hall play area, but no details or suggestions are given of these additional facilities. What guarantee is there that any facilities will be provided and at how many or how elaborate they will be? A path on the south side of the proposal has been extended slightly and now starts at the fenceline to the south west corner. I fail to see what the purpose of this path is. Common sense would conclude that children will walk along the path of the new housing estate road

to reach the village hall area. If it is for the children on the new estate why does it not start at the roundabout area where it can be accessed. To have a path begin at a brick wall and fence seems strange?

Once again I would remind you that the scale of this development is vast for the size of the village (40% increase in village housing with potential for a 60% increase in population) and should undergo thorough planning, design and consultation with the local residents in line with the Citizens Charter as per PPG1 Sect 57. I would go further and suggest this development should be the subject of a detailed feasibility study followed by a public consultation.

Looking again at the surrounding properties to this proposed development the nearest equivalent is the open estate to the west of the plot. You will find that an equivalent area of 5 acres contains around 30 properties, which is the highest density in the village, built many years ago under different circumstances. Clearly the proposed development at 40 properties does not even conform to the scale of the existing properties in the village, even looking at the closest comparison in the village.

Housing Design and Layout

The design of the housing proposed for the development are a material consideration. From the revised plans there is 1 large bungalow at the front of the development virtually fronting the St Marks Road. This property will obstruct the view of the Church, the main feature of the village, when approaching from the east. This is in contrary to the Design Guide for Residential Areas therefore the proposed plan should be rejected. This same property has a detached garage the roof design of which includes terracotta tiling which contrasts with the bungalow itself and is in contrast to the church and vicarage which are grey slate. This is not in keeping with the surrounding properties and is not sympathetic to the church and vicarage.

If we look at the proposed design of the properties it is clear that they are of low cost, box type design with no enhancing features. For instance there are no interesting window designs, no alternative brick structures to complement the style of the church and vicarage (end on bricks every third layer), no enhancing door entrances except simple wooden overhangs. There is an opportunity to provide interesting and attractive properties to enhance the village. The village of Holbeach St Marks has intrinsic value and this design of development can erode that value.

Currently in Holbeach St Marks most properties are set back from the road infrastructure. The proposed development shows housing close to the road infrastructure. This has been necessary to accommodate an unnecessarily high density of housing and should be rejected.

The new proposed layout of the housing shows larger properties to the south and east of the site creating a cul-de-sac to the west. The so called "affordable housing" has been abandoned and replaced by semi-detached properties. One is confused as to whether this is now considered "affordable housing" and if so affordable to whom. Affordable housing should be related to market price and average salary levels for the area. It is unlikely that residents in the surrounding areas who are on relatively low incomes would be able to afford new housing on this estate, therefore affordable must mean for people outside this area as already stated by Longstaff the proposed agents for the estate. I quote "these houses will sell to people coming from the south, second homes in the country, retirees, etc." Once again if the village had a Village Plan in accordance with SHDC guidelines this matter could have been addressed and sensible suggestions adopted. Unfortunately this application is being forced through without a serious attempt at village planning.

Existing developments in the area are generally landscape dominated, particularly around the church and vicarage that are immediately adjacent to the proposed development. The pattern of development is generally informal and non-linear. The proposed development does not complement the character of the village when considering the above design principles. The new development shows a building dominated layout not landscape, it is mainly formal and linear which once again is not in keeping with existing housing. The quality of space between the buildings on many on the proposed housing is poor in relation to the surrounding area and shows only limited garden space contrary to existing development. A rural area lends itself to the requirement for reasonable garden space. This can allow families to grow their

own vegetables to supplement incomes particularly at the affordable housing level. The proposals do not provide for this.

Landscaping/Views

The current proposal provides for a substantial tree lined area to the north of the site. It is unclear why this has been included, to this extent, in this location. It would seem wasteful to screen the development from open views across countryside to the north. Clearly the south side of the site would be more appropriate. This would integrate woodland and trees into the community and provide screening for the church and vicarage from which the current view to the north would be substantially reduced and degraded. It would also provide screening should the sewage works remain at the current location.

There currently exists a substantial tree/hedgerow to the east of the site. I understand the boundary line of the site is in the middle of this tree line. It would be unthinkable that this tree/hedgerow were to be altered in any way as this is an integral part of this community and attracts substantial wildlife to the area.

The type of hedgerows and trees suggested on the plan have not been considered from an environmental aspect. The hawthorn dominates the suggested hedgerows and there is no sign of weeping willows. With a substantial water run-off problem created by the increased concrete and road infrastructure the willow will absorb high levels of water and would help compensate the drainage problems that may occur.

The loss of important views is a material consideration. At the Vicarage we consider the open view to the north to be very important. The view is part of the country life we so desire, currently open fields which attract a variety of wildlife including Marsh Harriers and land used to grow flowers for the local community. These views would be replaced by roof tops and unattractive, poorly designed, block houses. Without substantial screening to the south side, the larger 4 bedroom properties will overlook the gardens of the Vicarage adding to the loss of privacy.

Loss of Business

Currently the land designated for development is used by local villagers for both allotments and more substantial farming. One of our local residents uses the land to grow a variety of flowers, these are sold to flower shops in Holbeach, Weston and Spalding. This worthwhile business will be lost if this development goes ahead. Not only a loss to village life, but a financial loss to the local resident and a loss of supply to a number of local flower shops. With many local businesses struggling to survive in the villages this development would further undermine local employment.

Waste Disposal and the Environment

I am concerned at the proposed positioning of another sewage treatment plant to the southern end of the proposed site. A sewage treatment plant already exists for the current population and it is positioned near to the south western corner of the proposed site. There is already substantial air pollution from the existing works causing offensive smells across the gardens of the Vicarage and local residents to the west. To site another treatment plant (despite it being the latest modern system) nearby so that the Vicarage has sewage works on two sides is not environmentally acceptable. No system is foolproof and the local residents have not been afforded the opportunity to comment on the system proposed. Indeed the current plans to the council do not include any details of this treatment works. I do not believe that current residents should be in any way disadvantaged by the new development plans. Clearly the sewage treatment for the proposed development should be positioned away from housing not brought into the centre of a developed area. A far better position would be to the north or north east of the site where there would be a reduced population and any air pollution would only effect the residents of the new development.

Several complaints have been made about air pollution from the existing treatment plant. It is understood that this plant was designed to produce clean water for discharge into the dyke to the north west of the proposed development. In practice this does not happen. Residents using bleach and other modern household cleaning products destroy the bacterial action of the system which results in the discharge of very bad water into the dyke to the north west. This has now cause visible pollution of the area to the

detriment of local residents. Currently this communal sewage tank is emptied by the council (last time 21st June 2002) which was never supposed to happen. The proposals for the new development are to discharge the sewage water to the dyke running alongside St Marks Road directly in front of the Church. Once again I do not understand why potential pollutant should be transported back into the centre of the community to the detriment of all residents. The discharge should be directed away from settlements, perhaps to the north of the site. If this is not possible due to constraints on the dyke load in the area then clearly the local infrastructure cannot support the development. The proposed discharge area is also close to the school entrance and an area passed by children and residents frequently. This is environmentally unsafe and should not be allowed until a full study of the proposed system and alternative discharge areas has been made and an environmental report issued.

There also appears to be no provision for pumping out of solids from the new sewage development. Further investigation is needed on the details of the proposed system and any vehicular access it may require. There does not appear to be any vehicular access proposed. There are no details of who will maintain the facility in the short and long term. Systems break down therefore what kind of warning system is in place to prevent raw sewage being discharged into the dyke in front of the church to the detriment of tourists and local residents?

Infrastructure

The question over sewage disposal has been discussed above however there is further strain on the local drainage system from the proposed development due to water run off and roof discharge. The proposed site will increase the concrete and tarmac surface areas around the drainage system for the village. We believe a study will show that this system is operating at or near full capacity, the new development will cause this capacity to be breached resulting in localised flooding and substantial standing water during wet periods.

The electricity supply to Holbeach St Marks has always suffered significant fluctuations and occasional power cuts. I do not believe the new development can be sustained from the exiting substation supplying the area. Please advise what proposals there are to improve the power supply for this development and the village generally.

It is my belief, and that of all the local residents, that the current infrastructure cannot support a substantial increase in population that this development proposes. The nearest medical facility is heavily over subscribed and is in Holbeach town some 4.5 miles away. The facility is full and cannot support further demand. The newly opened dental surgery is also full and still trying to cope with a backlog of patients waiting to join, it is evidently struggling to support current local demand.

There are no shops in Holbeach St Marks, a recent attempt to operate a shop has failed and the facility recently closed.

The current school facilities in the area are already over subscribed. The St Marks Primary school is currently in poor condition. Classes are being held in porta-cabins due to the lack of main building capacity. The school suffers from a lack of permanent staff and is running on substantial supply teacher input. The quality of the education being received is in question and a review order is currently in place on the school. Clearly it cannot sustain a further population increase from a large new development.

The road infrastructure in St Marks is village style and would feel the strain of a substantial private vehicle increase. The proposed quantity of housing would bring around 70 or more new vehicles to the area. It is noted that during the winter there is no gritting in St Marks, this poses danger to vehicle users but that danger would increase dramatically with the additional traffic. Also the main exit from the site would take vehicles past the school entrance causing further danger to pedestrians, particularly the infant school children. There is a serious parking problem and obstruction to the flow of traffic around the school during the dropping and collecting period for children. The entrance corner stones to the Vicarage are regularly damaged by turning cars. There are also 4 to 5 teachers cars permanently parked to the front of the school during the day causing further obstruction to local traffic and farm vehicles. There is no room to expand the school to cater for this proposed development and further vehicular traffic would be unacceptable.

Employment

The original outline planning permission was based on the economics in the area in 1999. With the closure of Tinsley Foods in the St Marks area there does not exist any substantial local employment. This has dramatically effected the economics of the area. Some local residents worked at Tinsley Foods and now need to travel to Holbeach or Spalding or beyond for work. Geest, now the new owners of the Tinsley plant, have no plans to re-open or expand the facility. Currently a small QA system operates there employing a skeleton staff. The proposed development has the potential to bring up to 100 people to the area at working age. Therefore there is no employment for them and this is contrary to the requirements of PPG 23 where developments should "contribute to employment" in the area. This development will serve to increase unemployment and degrade the village structure and put a strain on local resources. It will lead to increased use of private cars for travel to places of work at substantial distance from St Marks contrary to local planning guidelines.

On this basis alone the entire development should be rejected and the outline permission reviewed.

PPG23 Pollution Control

It is a material consideration if a proposed development is potentially polluting. The potential for pollution of water courses from sewage discharge and excessive water run-off puts this development in this category therefore the development should be reconsidered. The sewage works will have nuisance impact due to the air pollution and the attraction of increased vermin to the site of the new sewage treatment plant that is currently proposed for the centre of the community. This aspect of the development should be considered for a pollution control authorisation/licence.

Under PPG23 guidelines the proposed development should contribute to energy efficiency. The proposed development does not contain any energy efficiency measures. No solar panel systems are included in the roof designs for instance.

PPG23 states that waste from the development should be properly disposed of without harming or endangering human health. I believe the proposals for discharge from the sewage works will endanger human health (see section on waste) and should be reconsidered. The large increase in the use of cars will also increase air, water and farmland pollution.

PPG7 The Countryside Environmental Quality

The guiding principle of the PPG7 is that the plans for any area should maintain or enhance the environment. The proposed development does not conform to the principles for a village location of St Marks. The development will cause additional pollution. This additional pollution will come from the sewage and run-off water already discussed. It will also come from coal and oil fired heating systems which are more polluting than cleaner fuel such as gas, which is not available to the village. The increase in vehicle use due to a lack of public transport will increase air pollution and increase the average distances travelled by the population.

PPG7 requires the location and design of a development to be handled with sensitivity. The outline planning permission refers to the Church but should also include the Vicarage which was built at the same time from identical brick work by the same building firm. Bricks were made from clay taken from a site near Wisbech. Both buildings should receive equal historic and local community importance. Section 2.11 of PPG7 defines good quality development as having proper regard for the context of the development, appropriate design and scale for it's location and suitable for the characteristics of the local and wider area. The designs should contribute to a sense of local identity and help maintain or enhance local distinctiveness.

The proposed development does not constitute good design and will only contribute to a distinctiveness of low cost, plain housing, a distinction the village does not want. The development is not on the appropriate scale and not in proper context.

PPG7 recommends Countryside Design Summaries to be prepared by the local planning authorities and Village Design Statements prepared by local communities with the help of the local authority. These will

encourage constructive debate to ensure new developments fit the surroundings and are in keeping with local character. I am not aware that this process has been undertaken for the Village of St Marks but I believe it should be before new development can be approved.

PPG7 also recommends Village Appraisals to identify the local community's needs and Agenda 21s to identify sustainable development at local level. With no employment in the area the development as proposed is not sustainable and does not identify local community needs.

There are other areas where this kind of development could be more sustainable such as Pinchbeck soon to have a large power station development.

The soil and agricultural quality of the land for development is a consideration and the local authority should seek advice from MAFF and other relevant bodies such as English Nature and the Countryside Agency before undertaking development of a greenfield site.

The Wash area is under consideration as a conservation area for protected countryside. St Marks falls into the wash area therefore due consideration should be given to protection of the natural environment. Protection of the countryside and the local wildlife should also influence the decision for development. The proposed site is currently a feeding and breeding area for Marsh Harriers and a range of other wild birds associated with the marsh area. This site would therefore be lost under the proposed development. In 1997 the Countryside Commission published Countryside Character Descriptions and English Nature published Natural Area Profiles, both documents should be consulted before development can take place. These guidelines have not been followed in the proposed planning application.

There are opportunities for brownfield development elsewhere in the towns and some countryside locations in South Holland District. PPG7 sect 2.17 recommends no Greenfield site development unless brownfield or existing urban locations have been assessed first. It is not clear that this has happened when considering this site and therefore it should be re-examined.

PPG3 Housing

PPG3 states that building development should create more sustainable patterns and deliver accessibility to public transport for jobs, education, health, shopping and leisure/local services. In St Marks there is only one round trip bus service per day. This proposed development hardly delivers accessibility to public transport. What this development will do is increase the need for private vehicles adding to congestion, pollution and increased dependence on cars which is contrary to PPG3. The planning system should ensure that "new homes are provided in the right place at the right time" yet it is clear this proposed development does not do this. St Marks is the wrong place and at the wrong time. There are no new employment opportunities here to support the development.

Section 8 encourages constant review of housing strategy and new/emerging policies are a material consideration in deciding on developments. The South Holland District Local Plan forms part of that emerging policy and states clearly the over supply of housing in the area and that no development should be planned for villages such as Holbeach St Marks. This should have been made clear to the applicant for outline permission renewal and made clear to the reserved matters applicant. It is evident that this has not been considered

Section 14 stresses the need for affordable housing where there is a demonstrable lack of affordable housing. Current lowest value housing in the region sells for around £40K. There currently are 3 or 4 properties in St Marks for sale valued in that region, however they remain unsold for almost one year. Clearly nobody requires affordable housing otherwise they would have been sold. It is unlikely that any of the proposed new houses would be placed on the market for less than £80K at current market rates making them outside what might be considered affordable housing for local residents. I do not believe there is a need for affordable housing or indeed any large number of property developments in St Marks. The emphasis turns to the SHD local plan 2001, sect 6.52 requires affordable housing to meet local needs yet the need has not been demonstrated in St Marks, particularly with the lack of employment and the closing of Tinsley Foods nearby. Policy statement H8 seeks to provide affordable housing in settlements of Holbeach, Spalding, Sutton Bridge, Long Sutton, Crowland and Pinchbeck where the need is demonstrated. It does not require these provisions in St Marks.

PPG3 section 46 places particular emphasis on linking developments with public transport to reduce the need for travel by car. Larger developments should be placed around major nodes of public transport corridors. Once again the proposed development is major but has limited access to public transport or local facilities so encouraging, not discouraging, travel by car. This is a material consideration against this proposed development.

Section 63 requires the planning authorities to reject poor design. These decisions should be supported by supplementary planning guidance such as village design statements. I am not aware of a village design statement therefore one should be produced before planning applications can be considered. This would give firm guidelines on which the quality of proposed development can be judged. Without this guide I cannot see how the planning authority can make an informed judgement of quality of housing proposed without it becoming a purely unilateral opinionated decision.

Section 64 states that substantial new development (town or village) should not consist exclusively of housing and should be planned as a community with adequate shops, employment and services. This substantial development does not provide any of these requirements.

Section 69 & 70 conclude that only limited housing provision can be expected in village locations. St Marks has not been identified as a local service centre and could not demonstrate a need for additional housing. It also cannot be "sympathetically laid out" in keeping with the "character of the village" using techniques such as village design statements" as we do not have one.

The Governments response notes to PPG3 state that the guides should lead to much higher quality of design and limit the suburbanisation of the countryside. This development would be contrary to those guidelines. Further more, planners should share the vision of the DETR, Lord Roger's Urban Task Force and HRH the Prince of Wales in more creative approach to planning. This proposed development misses this opportunity and should be re-examined in its entirety. These kind of developments should not be taken lightly yet it appears many aspects of planning guidelines, opinions of eminent authorities and government Green Papers have been ignored. This would put in question whether the council planning department is operating in the best interests of the community it serves namely the local population that pays for it's existence.

PPG1 General Guidance

Section 23 states that authorities should help reduce growth in the length and number of motorised journeys. This development plan will cause the opposite. It does not encourage alternative means of transport, does not contribute to less environmental impact and increases the use of private cars. All of which is contrary to guidelines.

Section 47 states that if a proposal has a significant impact on a settlement with identifiable character then the proposal should be referred to an overall plan such as the SHD Local Plan. This would then preclude the need for the housing hence rejecting the current proposal and all future proposals to 2011. It may be justifiable to reject this application on grounds of prematurity as new planning guidelines such as the SHD Local Plan are under preparation but should be taken into account. It applies to this development plan as the proposals are "individually substantial" and the "cumulative effect" would be significant.

Section 52 states that Government statements on planning policy are material considerations and must be taken into account. A recent Government Planning Green Paper recommends that developments should involve the local community better and not make the community feel disempowered. At the outline planning permission stage for this development very few of the village community were aware of the application or involved in its process. So much so that not one objection was raised by the village to such an important and substantial development. It should have been clear to the local authority that there had been some breakdown of communications to cause this. This has become more evident since the new proposal has been issued and half of the village attended a public meeting to view and discuss the plans. Clearly the local community has not been sufficiently involved in the planning process and the communities wishes should now be re-assessed.

This proposed development is a significant departure from the SHD Local Plan and could therefore be referred to the Secretary of State. If this proposal and the original grounds for outline permission are not reviewed then I would seek to have the plan "called in" by the secretary of State. I would also like a public enquiry into how the outline permission was granted and the significance of the village hall in this process.

Outline Planning Permission

The outline planning permission approval statement includes the requirement for the development to conform to the Lincolnshire Guide for Residential Development. This guide calls for a written Development Appraisal and Design Brief to be submitted. Inspection of available documents at SHDC offices shows no such documents to be available. If these have not been produced this should be made known and the proposals rejected until this has taken place.

There is also no evidence of a site survey and analysis in accordance with the guide. There are no details of the routing of surface water run-off, roof water run-off and sewage works overflow to the final destinations, this according to the guide must be included in the planning application. Please provide.

We have held discussions with many of the residents of Holbeach St Marks over the past few months to establish what process was followed when outline planning permission came up for renewal. It is clear that most residents were unaware of the outline permission application. Some long term local residents have assured us that notices were not posted in the village (or they were removed) as they take a great interest in these matters and would have been aware. It has been suggested that vested interests of certain parties were involved. Those involved in the approval of the village hall on Crown land were led to believe that the housing development would not go ahead or at least only in a very reduced form (10 houses only). It is suggested that a trade was made between no objections to the outline permission renewal in return for support for the village hall. At present we cannot substantiate these claims but the matter is very serious and would be very damaging to the parties involved if this was confirmed.

Village Meeting

A meeting involving our local council representative Nick Worth and Planning Officer, Lewis Smith was held in March to discuss the planning application, review the drawings and provide a forum for questions. It was clear from the meeting that most of the 60 or so local residents did not want this development to go ahead. A show of hands was taken for what would be acceptable to the local community. Only 2 felt substantial development was necessary (one being the owner of the local public house that has struggled to survive). Not until the numbers were reduced to 15 to 20 houses did any substantial numbers (less than half of those present) feel this would be acceptable. The other half said no to any development. This is a clear display of the village feeling. It was also stated by most of those present that they were unaware of the outline permission application.

Conclusion

This proposed development cannot go ahead in its present form and we believe it should be stopped altogether. To make it more acceptable to the community and the support facilities would negate the economic viability of the development. It is clear that basic planning guidelines are not being followed for this proposed development and substantial financial interests are at stake. These cannot be allowed to over-ride the requirements of the community. We propose that the current application is rejected and the original outline permission is reviewed in the light of substantial planning guidance changes and local economic changes.

Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

*Revised
matters*

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

ALL HAVE BEEN RECEIVED

PARISH COUNCIL RESPONSE FORM

Application no: H09/0198/02 Applicant: Nestwood Homes Developments

Description: Erection of 40 dwellings (Outline H09/0963/98)

Location: Land off St Marks Road Holbeach St Marks

*LS
21/6*

This Council -

- 1 **Supports the application, or** ☐
- 2 **has no observations to make at this stage, or** ☐
- 3 **has some concerns about the application at this stage** ☒
 The reasons are:

*Lack of infrastructure in village.
Pleased with the landscaping, however access
to one side but not the other.
still overdeveloped*

**Do you want this application to be dealt with by the
Development Control Committee?**

No, if our concerns are satisfactorily resolved ☐

Yes ☒

Any other comments or information (Continue over if necessary)

Signed: *[Signature]*

Date: *19/6/02*

Clerk to Holbeach PC

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

WARD MEMBER RESPONSE FORM

Application no: H09/0198/02

Applicant:

Nestwood Homes Developments

Description: Erection of 40 dwellings (Outline H09/0963/98)

Location: Land off St Marks Road Holbeach St Marks

1 I have no observations to make at this stage, or

☒

2 I have some concerns about the application

☐

My concerns at this stage are:

→ Extensive efforts have gone in to providing ^{much needed} facilities for teenagers & adjoining the existing new play facilities and the design and layout of the "affordable housing" has been greatly improved. A footpath linking the old part of the village to the proposed development with provisions for a link to the school is also good. It is essential that the footpath is well lit.

The school currently has only 45 pupils and would welcome 15-20 more, which this development would provide.

There are currently 138 houses in the immediate village. Therefore this new development would represent an increase of nearly 29%.

Do you want this application to be dealt with by the Development Control Committee?

No, if my concerns are satisfactorily resolved

☐

Yes

☒

Comments start here!

Any other comments or information (Continue over if necessary)

→ Consultation with villagers at a public meeting was well attended and brought about these amended plans. The number of dwellings has been reduced to 40 from 44 which in terms of a Reserved Matters application is an achievement, even though it is acknowledged that villagers think the ideal number to be 15-20 houses.

Signed: Chris N Worth

Date: 20-6-02

Cllr C N Worth

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

30 vol. 1. 2000

1000

20

2500 1. 5000

1000

—Registered with the Civic Trust—

Time/Node 01406 4.26143

George 4/4/11

Mr James Smith
Senior Learning Officer
Adult Education Learning Centre
Preston, Lanc
Spreston
10/11/2006

OBJECTION

21/6

John A. Smith

Let this case be an Approved.
Hoping so.
Respectfully & sincerely
yours,
J. H. H.

Our consultant have taken a very careful look at the emergency plan and we shall inform the Council that there should be no more than 10-15 properties on the site.

that there are no more to be done in the line of progress.

1. We note that 5 buildings are different gauges.
2. A number of gauges are to be found on the boundary line ~~some~~ speciality readings, 3-5 which are on records that indicate maintenance differences.
3. We consider NO 1 property it seems to have the same line is now the same that property is sold.
4. There are 12 x 2 and some other dimensions between and for the boundary back ground.
5. What is the reason of building in Kinnaird on the Main road on a number of properties and pointing it down. Why not use a regular stream drain?

Page 6.



The Holbeach and District Civic Society

—Registered with the Civic Trust—

Perkins &

6. May we see how to have an exact colour copy
of the front covers and the same design? (I think
this is correct?)

We understand that the design and planning of the
scheme is not in keeping with the general scheme
shown on the Green paper.

The sub-committee responsible for the scheme have been
looking at your case and have been told that the design
and layout within the scheme.

There are 18 x 2 narrow semi detached properties
which have no entry cupboards (this is a waste
of money) and no other cupboards in the ground
floor or none for such things as television cabinets
and bookshelves etc.

Yours sincerely

C. J. Mitchell
MR C. J. MITCHELL

The Holbeach and District Civic Society.



**LINCOLNSHIRE POLICE
ARCHITECTURAL LIAISON
REPORT**

**Lincolnshire Police
Community Safety
PO Box 999
Lincoln
LN5 7PH**

**Tel: 01522 558118
Fax: 01522 558128
e mail eric.ashley@lincs.police.uk**

**Officer in Charge
Constable E Ashley**

18 JUNE 2002

LS

Your ref: H09/0198/02

Our ref: EA/1312/CS

18 June 2002

Mr L Smith
Planning and Development Control
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Mr Smith

**PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF
ST MARK'S ROAD, HOLBEACH ST MARKS**

Further to our planning consultation meeting at South Holland District Council on Tuesday, 11 June, 2002, where we discussed plans of the above mentioned development scheme. I have studied the said plans and would request that due regard be given to the following points in the interest of crime reduction and community safety.

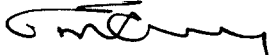
1 Footpath

- 1.1 The plans indicate that there has been provision made to provide a footpath link along the southern edge of the development to connect the St Mark's C of E Primary School with the Village Hall Playing Field and Crown Avenue with Main Road, and as such is recommended. This footpath should be well lit and be clear of any vegetation to provide a safe and secure route.



Crime prevention advice is given free without the intention of creating a contract. The Police Service do not take any legal responsibility for the advice given. However, if the advice is implemented, it will reduce the opportunity for crime to be committed.

Yours sincerely



Constable E Ashley
Force Architectural Liaison Officer



RESPONSES TO
ATTENDED PLANS
START HERE



ST. JAMES'S PALACE
LONDON SW1A 1BS

From: The Office of HRH The Prince of Wales

23rd April, 2002

Dear Mr. and Mrs. Price,

The Prince of Wales has asked me to thank you for your letter of 20th March in connection with the planning proposals in your area. I am sorry you have not received an earlier response, but you will appreciate that, following the death of Her Majesty Queen Elizabeth The Queen Mother, His Royal Highness has received a very large volume of mail.

The Prince of Wales recognises the strength of your feelings about this issue, but greatly regrets that he is unable to become personally involved. His Royal Highness receives a huge number of requests for him to intervene in planning applications and new developments, but these are matters for the locally elected authorities.

However, I shall inform your local planning office that you have taken the trouble to contact The Prince of Wales on this matter.

I am sorry to send you such a disappointing reply. Nevertheless, The Prince of Wales has asked me to pass on his best wishes.

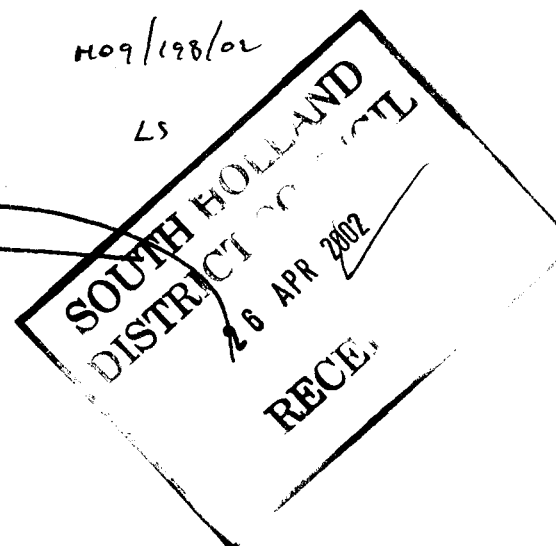
Yours sincerely,

H09/198/02

LS

Mrs. Claudia Holloway

Mr. and Mrs. J. N. Price



Mr. & Mrs. J. N. Price,
West Lodge,
Crown Avenue,
Holbeach St. Marks,
Spalding, Lincs.
PE12 8UE

20th March 2002.

His Royal Highness Prince Charles,
Sandringham House,
Sandringham,
Norfolk.

Your Royal Highness,

Re: Crown Land
Proposed Residential Planning Permission
H09/0198/02

We are writing to you with reference to the above matter. We live in an area surrounding by Crown land. Our small rural village of Holbeach St. Marks is being turned upside down by the above dramatic proposed changes by this 40% increase of our village by developers.

We know that you for keeping life in our rural villages by preserving our rural crafts and traditions. This land was farmed by small holders which provided much employment and traditions in our village.

The proposed development will increase our village residential properties by 40% in one foul swoop which will not be in keeping with our rural life. The 44 dwellings are not of the same design and fabric as existing properties and in fact will look more like "Lego land".

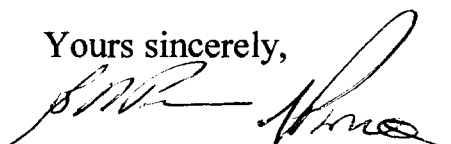
In addition being a land owner yourself you are aware that protected birds like our Marsh Harrier which regularly feeds it's young from this land have to be protected in order for them to survive.

We would be grateful if you could help in this matter. With the deadlines that are obvious we are fighting against the clock.

We have contacted the R.S.P.B. and await their response. We enclose a copy letter we have sent to the Planning Department of our local Council for your information.

We thank you for your kind attention in this matter and look forward to hearing from you.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'J.N. & L.M. Price', written in dark ink.

J.N. & L.M. Price.

Mr. & Mrs. J.N. Price,
West Lodge,
Crown Avenue,
Holbeach St. Marks,
Spalding, Lincs.
PE12 8UE

20th March 2001.

Mr. L. Smith,
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Mr. Smith,

Re: Planning Application H09/0198/02

We are writing following the public meeting held at St Marks Village Hall when the above application was discussed.

The proposed development will overlook our property and take away all our privacy by blocking our view completely. The proposed planting on the North side of the site this will also cause us loss of views when these trees have been left to their own devices. This will attract the youngsters to use as their own source of entertainment which may of course be of nuisance and annoyance to the existing properties and small holders on the remaining land.

The 15 dwellings in one corner will cause great nuisance noise and inconvenience the prospect of "a den of iniquity" comes to mind. Parking arrangements are not sufficient as most properties have two or more vehicles due to the rural situation with shopping and employment difficulties.

We know that we need affordable houses for our villagers but this 40% increase in one go is not in keeping with our village environment.

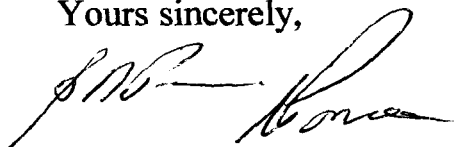
The Marsh Harrier a protected bird regularly hunts in this area of land to feed it's young and this development will therefore put this protected bird at further risk. Has a feasibility study been carried out? If so please supply a copy add the costs to my account.

The development will increase traffic, noise and pollution on the roads which are not able to take any additional traffic this will add to the deaths on our roads. This safety aspect had not been taken into account no footpaths, street lighting have been considered by the planning application. We would therefore hold you personally responsible for any death or injury caused by this development's additional risks as you are now fully aware of this safety point. God forbid that this ever happen and this is on record.

Turning to the proposed fully equipped play area I believe that if the developers make a donation to the existing play facilities as this falls within the criteria this would give the site more space in order to move the dwellings to more suitable positions and away from my property.

The proposed developers also give us reasons for concern. Only previously undertaken individual or small numbers of plots are we going to be left with a building site not completed for years as in Gedney? We understood that each plot must be sold before the next plot can be started.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'J.N. & L. M. Price', written in a cursive style.

J.N. & L. M. Price.



HOUSE OF COMMONS

LONDON SW1A 0AA

OBJECTION

Chris Simpkins Esq
 Chief Executive
 South Holland District Council
 Priory Road
 Spalding
 Lincolnshire
 PE11 2XE

28 MAR 2002

MS

→ Head of Planning

Recd 16 Apr 02
that an objection

March 2002

H09/198/02

Dear Chris,

I write concerning the potential large housing development in Holbeach St Johns for which detailed plans have been lodged.

Having been approached by a number of local residents who oppose this development (none have written to me in support of the development, incidentally), I am writing to pass on their concerns to the S.H.D.C.

First, It seems that the number of houses now envisaged greatly exceeds the number anticipated when the original planning application was granted. Secondly, the layout of the scheme seems to bear no relation to its village setting. The same can be said for the design of the houses which would appear to be as appropriate for Holbeach St Marks as they would be for London or Birmingham! Has the Conservation Officer commented on this matter given the proximity of the proposed development to the church and the vicarage, both important local buildings. Too often bulk standard "catalogue" houses are built in rural locations with no reference to prevailing local styles and with little or no attempt to blend with the existing environment.

There are also the familiar reservations about the impact of this massive increase in the village's population on the local infrastructure. I am particularly worried about delivering adequate health provision, though the likely additional demand on social services, policing and public transport are also significant.

My constituents have also raised issues relating to landscaping; the declining level of local employment; waste disposal; and the environment

I appreciate that - with outline planning permission in place - some development on this site is inevitable, but I share residents' serious concerns about the type and scale of such development. There appear to be very substantial grounds to question the suitability of this application.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'John Hayes', with a horizontal line drawn underneath it.

John Hayes MP
South Holland & The Deepings

Name: MR & MRS K REEVE.
 Address: JILDWINDS, 29 CROWN AVE, HOLBEACH ST MARKS
 Tel: 01406 701615 PE 12 8EU

Comments: When my wife and myself moved to St Marks we had a choice of a village, small town, large town or city, if St Marks becomes larger, ourselves and all who follow will have lost an option, so please consider the plans very carefully and thoughtfully.

Thanking You
OBJECTION

Signed: K. Reeve

Date: 26th MARCH 2002.

Name: MR & MRS M JACKSON
 Address: APPLEJACK, LEADENHAM ROAD, HOLBEACH ST MARKS, SPALDING, Lincs
 Tel: 01406 701450

Comments:

We feel that the number of houses to be built is too many for a small village.

We are also concerned about impact this will have on the school. We have 2 young children (not yet at school), if all the houses are built will there be room at the school for our children and for the other children in the village?

Are there enough facilities, such as doctors & dentists, in the area to cope with more people?

Signed:

M. Jackson

Date: 20/3/02.

OBJECTION

Application H09/0198/02

Name: G E Louth

Address: 21 LAMWATER LANE HSM

Tel: 01466 701309

Comments:

The village dont need more houses
The school wont be able to cope, there are
No shop or Post Office only a pub.

Signed:

G E Louth

Date:

20-03-2002

SUBS

Planning & Development

The Holbeach and District Civic Society

— Registered with the Civic Trust —

17 APR 2002

17, Wheatsheaf Close, Holbeach, Spalding, Lincs. PE12 7NZ

Telephone: 01406 426149

21st March, 2002

LS

CCONS Mr Lewis Smith PAUC Senior Planning Officer

South Holland District Council
Priory Road
Spalding
Lincs. PE11 2XE

OBJECTION

Dear Mr Smith,

Re: Application H09/0198/2002

Westwood Bank, West Pinchbeck and Crown Estate Office

Erection of 44 Dwellings Outline H09/0963/98

Land off St Marks Road, Holbeach St Marks.

Our Committee have reviewed these plans and are seriously concerned about the implications of them.

Since the outline permission was granted the whole situation has changed, as Tinsleys, the main local employer, has closed. The only shop in the village has shut down and there is no post office.

The only facilities remaining in the village are the Village Hall with I.T. facilities, Primary school and Public House. The nearest doctors surgeries are in Holbeach Town and we are given to understand that they cannot take any additional patients. St Marks is 4½ miles away from Holbeach, which is the nearest sizable shopping area. There is very little public transport with only one bus out of the village and one returning, each day, and no evening service.

In view of the situation described above, we would like the Council to review their decision and withdraw planning permission

Failing this, we consider that 44 new dwellings are far too many for St Marks. This would increase the population by 40%, with the possibility of creating a dormitory village.

Regarding the layout of the development, the two bungalows, one on each side of the access to the site, make the visibility splay inadequate and block the view of the church. It would be desirable to have them removed from the plans and replaced with low shrub landscape.

The three rows of 5 terraced houses should not be blocked together but be interspersed throughout the estate. With the lack of local transport there could possibly be two or three cars to each house, requiring more parking spaces. If the number of dwellings could be restricted to 10 - 15, this would remove the necessity for such terraced houses.

registered with

the
civic
trust

Registered Charity No. 519770

2.

The design of the properties leaves much to be desired. The Green Paper asks for good design appropriate to the surroundings, including the quality of the buildings and materials used and in scale with the proposed development and general character of the area.

We feel that the fully equipped play area is in the wrong place as it is so near to the sewage works. There is, of course, a fully equipped play area within the grounds of the village hall, very near to this site, so a further area would not necessarily be required.

Although not directly connected to this application, we feel that a footpath in the vicinity of the school is already needed and should certainly be considered before any decision is made.

Yours sincerely

(See below)

O. M. Mitchell

Olive Mitchell (Mrs)
The Holbeach and District Civic Society

*P.S Please look at the parking and traffic
in general outside the school. Thank you.*

OBJECTION

Coastguard Station, Holbeach St. Matthews,
Lincolnshire, PE12 8EJ.

Telephone: 01406 550362 Email: mail@judyswan.co.uk

26th March 2002

Planning Office
South Holland District Council.

LS

SHDC			
Planning & Development			
HP&D	PA	CC	CD
CONS.	EC	HO/HIN	PL

H09/0198/02

Dear Sirs,

The plans for the proposed new development in Holbeach St Marks have just been brought to my notice. I am very concerned that this expansion of housing is not suitable for this small village and would like to register my objection to the plans submitted.

Yours faithfully,

JCH Stobart

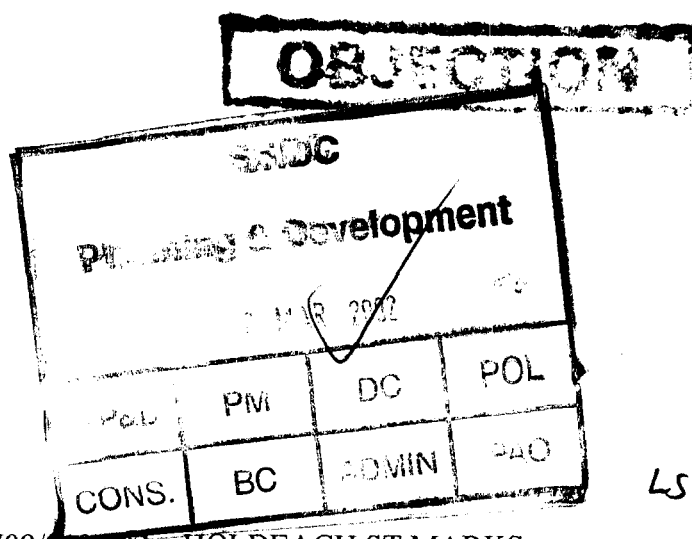
JCH Stobart (Mrs)

21 Crown Avenue
Holbeach St Marks
South Lincolnshire
PE12 8EU

20 March 2002

Dear Sir/Madam

RE: APPLICATION H09/0198/02 - HOLBEACH ST MARKS



I write to express my concerns regarding the above proposed development.

While I have no objection to new homes being built in Holbeach St Marks I think that the proposed amount of 44 homes is too many.

My main concern is the impact this amount would have on the village school. By the end of this year's summer term, the school will have been having staffing problems for three years. At present there should be three classes within the school but because they have not been able to employ permanent teachers the present Class 2 children are split between Classes 1 and 3. These staffing problems have affected my daughter through the full three years. She has had too many temporary teachers to count. She has gone to school some days not knowing who was going to be teaching her. Some temporary teachers lasted a few months and some for as little as a day.

Although Councillor Worth mentioned at the meeting in the village hall that the County Council predicted around only 10 children being generated from 44 new homes, I still feel that 10 children would be adding to an existing problem. As the school is in 'special measures' at the moment, I feel adding even this small amount of new children there would only make matters worse for the present teaching staff. It is quite a small school and already has a mobile classroom in the playground housing one of the classes. I do not think it would have room to extend the school into the playground any further. The children have no hall for assemblies or P.E. and currently have to visit the local village hall for P.E. lessons.

Another problem is there is no footpath leading from the school to the village hall and this makes it very dangerous for the children having to walk there. 44 new homes would generate quite a large number of extra cars using this road and as it is not a full-width road this would make things even more dangerous for the children.

One more concern I have is regarding the George Farmer Technology College in Holbeach. This school is already over-subscribed, which resulted in a young girl who lives in the house next to mine having to accept a place at the Glead Girls Technology

College, Spalding last September. I think 44 homes being built in an area where there are not enough facilities at the moment is not a good idea.

Also in Holbeach it is impossible to register with the two Doctor's Surgeries nor with the only NHS dentist. I think this should be taken into consideration.

I think a maximum of 20 houses would be quite sufficient, hopefully bringing a smaller amount of children to the area putting less strain on the already struggling local schools. I think less houses on this plot allowing for larger gardens and green areas would be far more pleasing to the eye then squeezing 44 onto a relatively small plot and giving the impression of a housing estate rather than a small, pleasant community within a quiet village.

I do hope you will take my opinions into consideration.

Thank you.

Yours faithfully

J J Sprake .

J J SPRAKE (MRS)

OBJECTION

Barbara Anaman
The Old Vicarage
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ

PLANNING DEPARTMENT

Lincolnshire County Council
Spalding

26 MAR 2002

HOPD

24th March 2002
Ref. SHDC/BGS01

H09/198/02

Dear Sir,

LS

Your ref: Holbeach St Marks Housing Development

A few weeks ago we became aware that Nestwood Homes Developments through the East Midland Design Associates had entered plans for a housing development on 5 acres of land on the north side of the Old Vicarage.

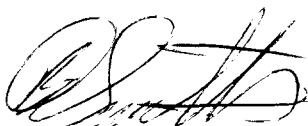
It is our intention to object to this development however we understand that outline planning permission was already granted in 1999. Despite moving to the Old Vicarage in 1999 we were not aware of the recent renewal of outline approval, only of some outline proposals being held for more than 50 years on the site.

We believe that with the recent closing of nearby Tinsley Foods, the circumstances for which original outline permission was granted have now changed. With no substantial employment in the area the requirement for new homes has considerably diminished and with unsold properties still on the market in Holbeach St Marks we believe there is no requirement for new housing. We are also aware that new government guidelines on new housing development, if applied to Holbeach St Marks today, would almost certainly result in any applications for outline planning permission to be turned down.

We request the council to re-examine the circumstances for outline planning permission and reject the current housing development proposal until further consultation takes place at the local level.

Attached is a detailed examination of the issues involved and reasons why this development should be rejected and outline permission re-examined.

Yours faithfully



Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

Objections to Development

I would like to raise a number of points regarding the proposed plan for developing the site at Holbeach St Marks. These will cover Material Considerations, current and future development guidelines and legislation and a re-examination of the original outline planning permission.

Size/Scale of Development

The proposal is for 44 properties of mixed style including some terraced properties. It is clear the plan is for a housing estate type of development that is most appropriate to an urban or suburban location such as the environs of Holbeach or Spalding. It is not appropriate or "in keeping" with the village setting of Holbeach St Marks and is therefore obtuse and inconsiderate to the existing properties in the village.

The planning guidelines PPG1 sections 54-55 state that applications should take into account other material considerations which include whether the plan policies are up to date and relevant. Clearly this application, based on previously granted outline permission, is relying on out of date policies that are not relevant at this time. PPG1 also states that new and emerging policies are also material considerations (sect 53) and as there are policies that have or will supersede the original plans it clearly indicates that this development should not be taken further. Under PPG1 Sect 55 there are material policies in current plans that pull in opposite directions. For example the plan requires certain densities of housing but this is in opposition to other policy directions which require developments to be "in keeping" and "in character" with the village location and the current density of housing. This proposed development is therefore too high a density in relation to the surrounding location and should be rejected.

If we look at the village as a whole (new/emerging guidelines require the development of a village plan and this should be addressed by the SHDC) the existing properties are diverse, mainly non-linear in relation to each other and contain a variety of styles developed in mostly a piecemeal fashion. This new development proposal offers high density for a village location, linear design layouts and construction designs that are out of keeping with the village. This is a material consideration and requires further detailed information which is not available, therefore the development plan should be rejected.

A further consideration is the construction of a large number of properties in a single development that also is in opposition to the piecemeal development preferred for rural village locations.

All the above points should therefore be considered material considerations.

I would also like to comment at this stage that the plans submitted for the development are insufficiently detailed for an informed decision on a development of this magnitude when considering the huge impact it will have on the village. The plans have been developed over a period of 8 days (see drawing revision dates) which I believe are insufficient to make assessments of the requirements under the Design Guide for Residential Areas (Lincolnshire Planning Guide). The guide states that appraisals should look at the characteristics of the surrounding area, the ecological sensitivity of the area (including hedgerows, trees and historic landmarks), with sympathetic new design to complement the character of existing surroundings. Infact the outline planning permission was given on condition that the development plans in terms of design and layout should be in accord with the advice contained in the Lincolnshire Guide for Residential Areas. Clearly the proposed development does not do this and has been poorly thought out due to the time constraints imposed by needing to apply for planning permission by 21st Feb 2002. Plans were drawn up between 13 Feb 2002 and 19th Feb 2002, with the final modifications to the drawing being materials, landscaping and a play area. These have been added at the last minute, hardly an example of carefully thought out planning. Once again I would remind you that the scale of this development is vast for the size of the village (50% increase in village housing with potential for a 65% increase in population) and should undergo thorough planning, design and consultation with the local residents in line with the Citizens

Charter as per PPG1 Sect 57. I would go further and suggest this development should be the subject of a detailed feasibility study followed by a public consultation.

Looking again at the surrounding properties to this proposed development the nearest equivalent is the open estate to the west of the plot. You will find that an equivalent area of 5 acres contains around 30 properties, which is the highest density in the village, built many years ago under different circumstances. Clearly the proposed development at 44 properties does not even conform to the scale of the existing properties in the village, even looking at the closest comparison in the village.

Housing Design and Layout

The design of the housing proposed for the development are a material consideration. From the outline plans there are 2 large bungalows at the front of the development virtually fronting the St Marks Road. These properties will obstruct the view of the Church, the main feature of the village, when approaching from the east. This is in contrary to the Design Guide for Residential Areas therefore the proposed plan should be rejected. These same 2 properties have detached garages the roof design of which includes terracotta tiling which contrasts with the bungalow itself and is in contrast to the church and vicarage which are grey slate. This is not in keeping with the surrounding properties and is not sympathetic to the church and vicarage.

If we look at the proposed design of the properties it is clear that they are of low cost box type design with no enhancing features. For instance there are no interesting window designs, no alternative brick structures to complement the style of the church and vicarage (end on bricks every third layer), no enhancing door entrances except token simple design porches. There is an opportunity to provide interesting and attractive properties to enhance the village. The village of Holbeach St Marks has intrinsic value and this design of development can erode that value.

Currently in Holbeach St Marks most properties are set back from the road infrastructure. The proposed development shows housing close to the road infrastructure. This has been necessary to accommodate an unnecessarily high density of housing and should be rejected.

The layout of the housing shows larger properties to the south and east of the site creating a cul-de-sac to the west where the designated "affordable housing" is positioned. This layout is contrary to estate planning where the more expensive housing is normally to the back of a development and cheaper housing towards the middle/front. It would be more desirable to have the terrace type properties to the north eastern end of the site, thus preventing an overlooking aspect to the existing bungalows to the west of the site. These terraced properties, in relatively high concentration, are not "in keeping" with existing properties where the maximum number in a terrace is 3. They would severely block the light and view of the existing bungalows to the north west of the site. They should be re-thought and moved to a more appropriate location. The north east area of the site does not overlook existing properties and would be more appropriate.

Existing developments in the area are generally landscape dominated, particularly around the church and vicarage that are immediately adjacent to the proposed development. The pattern of development is generally informal and non-linear. The proposed development does not complement the character of the village when considering the above design principles. The new development shows a building dominated layout not landscape, it is mainly formal and linear which once again is not in keeping with existing housing. The quality of space between the buildings on many of the proposed housing is poor in relation to the surrounding area and shows only limited garden space contrary to existing development. A rural area lends itself to the requirement for reasonable garden space. This can allow families to grow their own vegetables to supplement incomes particularly at the affordable housing level. The proposals do not provide for this.

The plan currently shows a fully equipped play area, although no specification is given for the equipment intended for the site. I would request further information on this before making a recommendation. It is surprising that the play area is to the south eastern corner of the site. As you will know there already exists a substantial play area to the east of the village hall which includes football pitches, swings, slides, climbing frames etc. It seems wholly inappropriate to create another play area which may be seen as specifically for the new development and so reduce integration of the new residents to the village. More appropriate would be better open space, increased garden sizes and reduced density of housing, with perhaps one or two village green areas central to the development, so creating a greener more countryfied aspect to the development in keeping with the surrounding area. This would be more in accordance with the Design Guide for "comfortable accommodation, good townscape, significant landscape appropriate to the site and setting".

The siting of the play area I understand will be close to a sewage treatment plant for the entire site. This brings in the environmental concerns of having a children's play area near sewage treatment facilities, whether the treatment plant is sealed and fully protected or not. No system is foolproof and air pollution will occur, particularly if the system breaks down. You should also be aware that the play area is close to an existing sewage treatment plant to the west of the site which currently causes air pollution continuously and has been the subject of several complaints to the council over the last 2 years and is still awaiting some resolution.

Landscaping/Views

The current proposal provides for a substantial tree lined area to the north of the site. It is unclear why this has been included, to this extent, in this location. It would seem wasteful to screen the development from open views across countryside to the north. Clearly the south side of the site would be more appropriate. This would integrate woodland and trees into the community and provide screening for the church and vicarage from which the current view to the north would be substantially reduced and degraded. It would also provide screening should the play area and sewage works remain at the current location.

There currently exists a substantial tree/hedgerow to the east of the site. I understand the boundary line of the site is in the middle of this tree line. It would be unthinkable that this tree/hedgerow were to be altered in any way as this is an integral part of this community and attracts substantial wildlife to the area.

The type of hedgerows and trees suggested on the plan have not been considered from an environmental aspect. The hawthorn dominates the suggested hedgerows and there is no sign of weeping willows. With a substantial water run-off problem created by the increased concrete and road infrastructure the willow will absorb high levels of water and would help compensate the drainage problems that may occur.

The loss of important views is a material consideration. At the Vicarage we consider the open view to the north to be very important. The view is part of the country life we so desire, currently open fields which attract a variety of wildlife including Marsh Harriers and land used to grow flowers for the local community. These views would be replaced by roof tops and unattractive, poorly designed, block houses.

Another material consideration is the overlooking aspect that this development will create. Certainly the terrace proposals positioned close to the north west boundary will totally block and overlook the bungalow properties already existing. This should be changed. Without substantial screening to the south side the larger 4 bedroom properties will overlook the gardens of the Vicarage adding to the loss of privacy.

Loss of Business

Currently the land designated for development is used by local villagers for both allotments and more substantial farming. One of our local residents uses the land to grow a variety of flowers, these are sold to flower shops in Holbeach, Weston and Spalding. This worthwhile business will be lost if this development goes ahead. Not only a loss to village life, but a financial loss to the local resident and a loss of supply to a number of local flower shops. With many local businesses struggling to survive in the villages this development would further undermine local employment.

Waste Disposal and the Environment

I am concerned at the proposed positioning of another sewage treatment plant to the southern end of the proposed site. A sewage treatment plant already exists for the current population and it is positioned near to the south western corner of the proposed site. There is already substantial air pollution from the existing works causing offensive smells across the gardens of the Vicarage. To site another treatment plant (despite it being the latest modern system) nearby so that the Vicarage has sewage works on two sides is not environmentally acceptable. I do not believe that current residents should be in any way disadvantaged by the new development plans. Clearly the sewage treatment for the proposed development should be positioned away from housing not brought into the centre of a developed area. A far better position would be to the north or north east of the site where there would be a reduced population and any air pollution would only effect the residents of the new development.

As mentioned earlier, several complaints have been made about air pollution from the existing treatment plant. It is understood that this plant was designed to produce clean water for discharge into the dyke to the north west of the proposed development. In practice this does not happen. Residents using bleach and other modern household cleaning products destroy the bacterial action of the system and this results in the discharge of very bad water into the dyke to the north west. This has now cause visible pollution of the area to the detriment of local residents. The proposals for the new development are to discharge the sewage water to the dyke running alongside St Marks Road directly in front of the Church. Once again I do not understand why potential pollutant should be transported back into the centre of the community to the detriment of all residents. The discharge should be directed away from settlements, perhaps to the north of the site. If this is not possible due to constraints on the dyke load in the area then clearly the local infrastructure cannot support the development. The proposed discharge area is also close to the school entrance and an area passed by children and residents frequently. This is environmentally unsafe and should not be allowed until a full study of the proposed system and alternative discharge areas has been made and an environmental report issued.

There also appears to be no provision for pumping out of solids from the new sewage development. Further investigation is needed on the details of the proposed system and any access it may require.

Infrastructure

The question over sewage disposal has been discussed above however there is further strain on the local drainage system from the proposed development due to water run off and roof discharge. The proposed site will increase the concrete and tarmac surface areas around the drainage system for the village. A study will show that this system is operating at or near full capacity, the new development will cause this capacity to be breached resulting in localised flooding and substantial standing water during wet periods.

The electricity supply to Holbeach St Marks has always suffered significant fluctuations and occasional power cuts. I do not believe the new development can be sustained from the exiting substation supplying the area. Please advise what proposals there are to improve the power supply for this development and the village generally.

It is my belief, and that of all the local residents, that the current infrastructure cannot support a substantial increase in population that this development proposes. The nearest medical facility is heavily over subscribed and is in Holbeach town some 4.5 miles away. The facility is full and cannot support further demand. The newly opened dental surgery is also full and still trying to cope with a backlog of patients waiting to join, it is evidently struggling to support current local demand.

There are no shops in Holbeach St Marks, a recent attempt to operate a shop has failed and the facility recently closed.

The current school facilities in the area are already over subscribed. The St Marks Primary school is currently in poor condition. Classes are being held in porta-cabins due to the lack of main building capacity. The school suffers from a lack of permanent staff and is running on substantial supply teacher input. The quality of the education being received is in question and a review order is currently in place on the school. Clearly it cannot sustain a further population increase from a large new development.

The road infrastructure in St Marks is village style and would feel the strain of a substantial private vehicle increase. The proposed quantity of housing would bring around 70 or more new vehicles to the area. It is noted that during the winter there is no gritting in St Marks, this poses danger to vehicle users but that danger would increase dramatically with the additional traffic. Also the main exit from the site would take vehicles past the school entrance causing further danger to pedestrians, particularly the infant school children. There is a serious parking problem and obstruction to the flow of traffic around the school during the dropping and collecting period for children. The entrance corner stones to the Vicarage are regularly damaged by turning cars. There are also 4 to 5 teachers cars permanently parked to the front of the school during the day causing further obstruction to local traffic and farm vehicles. There is no room to expand the school to cater for this proposed development.

Employment

The original outline planning permission was based on the economics in the area in 1999. With the closure of Tinsley Foods in the St Marks area there does not exist any substantial local employment. This has dramatically effected the economics of the area. Some local residents worked at Tinsley Foods and now need to travel to Holbeach or Spalding or beyond for work. Geest, now the new owners of the Tinsley plant, have no plans to re-open or expand the facility. Currently a small QA system operates there employing a skeleton staff. The proposed development has the potential to bring up to 100 people to the area at working age. Therefore there is no employment for them and this is contrary to the requirements of PPG 23 where developments should "contribute to employment" in the area. This development will only increase unemployment and degrade the village structure and put a strain on local resources. On this basis alone the entire development should be rejected and the outline permission reviewed.

PPG23 Pollution Control

It is a material consideration if a proposed development is potentially polluting. The potential for pollution of water courses from sewage discharge and excessive water run-off puts this development in this category therefore the development should be reconsidered. The sewage works will have nuisance impact due to the air pollution and the attraction of increased vermin to the site of the new sewage treatment plant which is currently proposed for the centre of the community. This aspect of the development should be considered for a pollution control authorisation/licence.

Under PPG23 guidelines the proposed development should contribute to energy efficiency. The proposed development does not contain any energy efficiency measures. No solar panel systems are included in the roof designs for instance.

PPG23 states that waste from the development should be properly disposed of without harming or endangering human health. I believe the proposals for discharge from the sewage works will endanger human health (see section on waste) and should be reconsidered. The large increase in the use of cars will also increase air, water and farmland pollution.

PPG7 The Countryside Environmental Quality

The guiding principle of the PPG7 is that the plans for any area should maintain or enhance the environment. The proposed development does not conform to the principles for a village location of St Marks. The development will cause additional pollution. This additional pollution will come from the sewage and run-off water already discussed. It will also come from coal and oil fired heating systems which are more polluting than cleaner fuel such as gas, which is not available to the village. The increase in vehicle use due to a lack of public transport will increase air pollution and increase the average distances travelled by the population.

PPG7 requires the location and design of a development to be handled with sensitivity. The outline planning permission refers to the Church but should also include the Vicarage which was built at the same time from identical brick work by the same building firm. Bricks were made from clay taken from a site near Wisbech. Both buildings should receive equal historic and local community importance. Section 2.11 of PPG7 defines good quality development as having proper regard for the context of the development, appropriate design and scale for it's location and suitable for the characteristics of the local and wider area. The designs should contribute to a sense of local identity and help maintain or enhance local distinctiveness. The proposed development does not constitute good design and will only contribute to a distinctiveness of low cost, plain housing, a distinction the village does not want. The development is not on the appropriate scale and not in proper context.

PPG7 recommends Countryside Design Summaries to be prepared by the local planning authorities and Village Design Statements prepared by local communities with the help of the local authority. These will encourage constructive debate to ensure new developments fit the surroundings and are in keeping with local character. I am not aware that this process has been undertaken for the Village of St Marks but I believe it should be before new development can be approved.

PPG7 also recommends Village Appraisals to identify the local community's needs and Agenda 21s to identify sustainable development at local level. With no employment in the area the development as proposed is not sustainable and does not identify local community needs.

There are other areas where development could be more sustainable such as Pinchbeck soon to have a large power station development.

The soil and agricultural quality of the land for development is a consideration and the local authority should seek advice from MAFF and other relevant bodies such as English Nature and the Countryside Agency before undertaking development of a greenfield site.

The Wash area is under consideration as a conservation area for protected countryside. St Marks falls in to the wash area therefore due consideration should be given to protection of the natural environment. Protection of the countryside and the local wildlife should also influence the decision for development. The proposed site is currently a feeding and breeding area for Marsh Harriers and a range of other wild birds associated with the marsh area. This site would therefore be lost under the proposed development. In 1997 the Countryside Commission published Countryside Character Descriptions and English Nature published Natural Area Profiles, both documents should be consulted before development can take place. These guidelines have not been followed in the proposed planning application.

There are opportunities for brownfield development elsewhere in the towns and some countryside locations in South Holland District. PPG7 sect 2.17 recommend no greenfield site development unless brownfield or existing urban locations have been assessed first. It is not clear that this has happened when considering this site and therefore it should be re-examined.

PPG3 Housing

PPG3 states that building development should create more sustainable patterns and deliver accessibility to public transport for jobs, education, health, shopping and leisure/local services. In St Marks there is only one round trip bus service per day. This proposed development hardly delivers accessibility to public transport. What this development will do is increase the need for private vehicles adding to congestion, pollution and increased dependence on cars which is contrary to PPG3. The planning system should ensure that "new homes are provided in the right place at the right time" yet it is clear this proposed development does not do this. St Marks is the wrong place and at the wrong time. There are no new employment opportunities here to support the development.

Section 8 encourages constant review of housing strategy and new/emerging policies are a material consideration in deciding on developments. The South Holland District Local Plan forms part of that emerging policy and states clearly the over supply of housing in the area and that no development should be planned for villages such as Holbeach St Marks.

Section 14 stresses the need for affordable housing where there is a demonstrable lack of affordable housing. Current lowest value housing in the region sells for around £40K. There currently are 3 or 4 properties in St Marks for sale valued in that region, however they remain unsold for almost one year. Clearly nobody requires affordable housing otherwise they would have been sold. I do not believe there is a need for affordable housing or indeed any large number of property developments in St Marks. The emphasis turns to the SHD local plan 2001, sect 6.52 requires affordable housing to meet local needs yet the need has not been demonstrated in St Marks, particularly with the lack of employment and the closing of Tinsley Foods nearby. Policy statement H8 seeks to provide affordable housing in settlements of Holbeach, Spalding, Sutton Bridge, Long Sutton, Crowland and Pinchbeck where the need is demonstrated. It does not require these provisions in St Marks.

PPG3 section 46 places particular emphasis on linking developments with public transport to reduce the need for travel by car. Larger developments should be placed around major nodes of public transport corridors. Once again the proposed development is major but has limited access to public transport or local facilities so encouraging not discouraging travel by car. This is a material consideration against this proposed development.

Section 63 requires the planning authorities to reject poor design. These decisions should be supported by supplementary planning guidance such as village design statements. I am not aware of a village design statement therefore one should be produced before planning applications can be considered. This would give firm guidelines on which the quality of proposed development can be judged. Without this guide I cannot see how the planning authority can make an informed judgement of quality of housing proposed without it becoming a purely opinionated decision.

Section 64 states that substantial new development (town or village) should not consist exclusively of housing and should be planned as a community with adequate shops, employment and services. This substantial development does not provide any of these requirements.

Section 69 & 70 conclude that only limited housing provision can be expected in village locations. St Marks has not been identified as a local service centre and could not demonstrate a need for

additional housing. It also cannot be "sympathetically laid out" in keeping with the "character of the village" using techniques such as village design statements" as we do not have one.

The Governments response notes to PPG3 state that the guides should lead to much higher quality of design and limit the suburbanisation of the countryside. This development would be contrary to those guidelines. Further more planners should share the vision of the DETR, Lord Roger's Urban Task Force and HRH the Prince of Wales in more creative approach to planning. This proposed development misses this opportunity and should be re-examined in its entirety.

PPG1 General Guidance

Section 23 states that authorities should help reduce growth in the length and number of motorised journeys. This development plan will cause the opposite. It does not encourage alternative means of transport, does not contribute to less environmental impact and increases the use of private cars. All of which is contrary to guidelines.

Section 47 states that if a proposal has a significant impact on a settlement with identifiable character then the proposal should be referred to an overall plan such as the SHD Local Plan. This would then preclude the need for the housing hence rejecting the current proposal and all future proposals to 2011. It may be justifiable to reject this application on grounds of prematurity as new planning guidelines such as the SHD Local Plan are under preparation but should be taken into account. It applies to this development plan as the proposals are "individually substantial" and the "cumulative effect would be significant.

Section 52 states that Government statements on planning policy are material considerations and must be taken into account. A recent Government Planning Green Paper recommends that developments should involve the local community better and not make the community feel disempowered. At the outline planning permission stage for this development very few of the village community were aware of the application or involved in its process. So much so that not one objection was raised by the village to such an important and substantial development. It should have been clear to the local authority that there had been some breakdown of communications to cause this. This has become more evident since the new proposal has been issued and half of the village attended a public meeting to view and discuss the plans.

Clearly the local community has not been sufficiently involved in the planning process and the communities wishes should now be re-assessed.

This proposed development is a significant departure from the SHD Local Plan and could therefore be referred to the Secretary of State. If this proposal and the original grounds for outline permission are not reviewed then I would seek to have the plan called in by the secretary of State. I would also like a public enquiry into how the outline permission was granted and the significance of the village hall in this process.

Conclusion

This proposed development cannot go ahead in its present form. To make it more acceptable to the community and the support facilities would negate the economic viability of the development. I propose that the current application is rejected and the original outline permission is reviewed in the light of substantial planning guidance changes and local economic changes.

Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

White City Cottage
Leadenhall Road
Hollachist North
Spalding
Lincs

Tel 01406 701545
19/3/02

RE: Planning application for
44 dwellings on land
in the centre of Hollachist North.

H09/c/PS/02

Dear Mr Worth.

Further to yesterday's public meeting concerning the above applications I would like to make the following observations, and trust that you will pass them on to the Chief Planning Officer for South Holland District.

- 1) I believe that it is vital that between 30 and 40 houses are built on the proposed site.
- 2) The opportunity for tasteful and picturesque development must not however, be squandered by allowing cheap and tasteless "boxes" right in the centre of our quaint and peaceful village.
- 3) In order for the development to be in keeping with the existing village I suggest the following for consideration:
(a) Terrace type housing should be provided in blocks of three NOT

four and based loosely along the model of White City Cottage) in Holbeach St. Marks in order to maintain a sense of village identity.

(b) Semi detached type properties must be provided ~~must~~ be based on the model of "New Buildings" Leadenhall Road Holbeach St. Marks (obviously incorporating modern refinements along with traditional features such as sash windows and "concrete" ~~by~~ tiles).

(c) Detached houses and bungalows must include features to help them blend in and improve the overall look of the village such as finials and wrought iron fencing, particularly if they are to be facing the main road through Holbeach St. Marks. They could be built of "rustic" type bricks which mimic traditional hand made bricks which prevail in older houses throughout the village.

4) Such amendments to the plans could be made fairly easily and without a massively increased budget on the part of the builder.

5) Unless such changes are made prior to the approval of the

application the true character of this quaint village will be lost forever.

6) I feel strongly that no village in England would stand for an application such as this "stay? bang" in its historic centre. More thought must be taken by the builder, who clearly only has an interest in a "fast buck". The builders' fast buck is this village's legacy for future generations and therefore it must be considered with great care and sympathy with regard to both aesthetics and sustainability for the local infrastructure.

7) I believe that if approved in its existing form, that the development could be disastrous for the village that we love.

However if it was re-designed with more subtlety and consideration for the aesthetics of the existing village then it could be very attractive and a real bonus to the village, which leads to maintain the existence of its Public house, its School and its Church.

I therefore respectfully request that the Council raises these matters with the applicants in the hope

that a realistic compromise can
be reached in order to secure a
good future for this village

Yours faithfully

Adam Home.

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.



Planning Application – Holbeach St Marks

If you are one of the many who turned out to the meeting in the village hall on Monday night, please find below a simple form to be filled out with your comments, which can either be posted direct to South Holland District Council or handed in to myself at the address above or Barbara Anaman at the Vicarage.

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It is however, important that you as individuals write in with your own comments as these tend to have a big impact on committee decisions.

To give you some guidance the main issues raised at the meeting were:

- Too many houses – 15-20 would be ideal
- Fewer houses would allow for better designs and larger gardens.
- Affordable houses are fine, but we don't want a Whaplode St Catherines scenario in one corner.
- House designs were boring and bland!
- Facilities needed for teenagers
- Surveillance of play area needs to be considered.
- Footpath for school children
- Traffic calming & adequate parking needed
- Impact on village life
- Numbers of extra cars generated by this development
- Can the school cope with the extra number of children generated by the development.

Please note that letters / comments need to be in by 25th March and if posted direct should be sent to:

L.Smith, Council Offices, Priory Road, Spalding. PE11 2XE

45

Application H09/0198/02

Name: P. SMITH

Address: 3 WHITE CITY COTTAGES, HOLBEACH ST. MARKS

Tel: 01406 701423

Comments: Surely some of the above items should have been sorted out before Planning permission was granted?

Signed: Pamela Smith

Date: 20-3-02

HARTLEY HOUSE,
HOLBEACH MARSH,
SPALDING,
Lincs.
PE12 8EW
Tel: 01406 701221
Fax: 01406 701515

SHDC

Planning & Development

25 MAR 2002

OBJECTION	HEAD	3	2	2
	PM	CC	DC	POL
CONS	BC	ADMIN	PAO	

LS

402/198/02

Mr. Lewis Smith
Planning officer
SHDC
Pring Rd
Spalding.

Holbeach St. Marks plan for housing
behind church.

Dear Mr. Lewis Smith,

Thank you for coming to St. Marks
village Hall to explain the plan to the
people in St. Marks.

I strongly feel this should be refused at
the moment, for several reasons.

1. There should be more infrastructure
in the village. For instance the roads
are inadequate, there is no shop, not
enough transport for young people.

Secondary Schools in Holbeach a full
Doctors etc the same.

No work in St. Marks, so people will

have to travel by car.

2. This will make the village 40% larger
Surely this is not in the new planning
guidelines.

3. The design is not in keeping with
the surrounding area.

I hope you will take these points in.

Yours sincerely
Wile P. Hay.

Mrs Mary Hay
Hartley House
Holbeach Marsh
Spalding
Lines PE 12 8EW.

To L. Smith, Council Offices, Priory Road, Balding. PE11 2RE.

REF

Application 409/198/02

From Mrs C. Crouch.

The Beagles, Main Road, Wolbeach St Marks. PE12 0DZ.
Tel. 01406 701 504.

With reference to the above mentioned planning application I would register my objections as follows:-

- 1) Has any consideration been given to the effect on the water table?
- 2) Being no main drainage in the village. Why is it being suggested that the water /effluence is to be directed into the dyke. Has the NRA been consulted on this proposal. Also are you 100 per cent sure that the proposed system is fully capable of being able to cope. What contingency plans are there should the proposed system malfunction?
- 3) The idea of 44 houses would mean a least a minimum of 88 bodies. However if there are children this could rise based on the governments figures of 2.4 per household to 196 bodies.
- 4) Taking the above into account there is no way that the village lacking the infrastructure can cope. Has East Midlands Electricity been consulted as to, whether the existing supply is capable of supporting the extra load? As at various times of day the voltage suffers a drop. ie early morning & late afternoon plus early evening
- 5) We would also be looking at an increase in traffic of a minimum of 44 cars but more likely at least 88 and with narrowness of the road and a virtual blind bend by the school it can only be left to one's imagination what could happen.
- 6) Furthermore what account has been taken in considering this application regarding the NHS, ie Doctors and Dentistry. So where do you suggest that all these extra bodies obtain treatment, with the situation with these facilities being as they are at the moment.
- 7) I also understand (but I gather is only hearsay) that the builders have never been involved in a project of this size before. So are we sure that they have the financial resources.?
- 8) In conclusion I would say that there is only room for a maximum of 15 dwellings, if at all any.

Signed

22.03.02.

J J. Crouch
(421)

~~CONFIDENTIAL~~

To L.Smith, Council Offices, Priory Road, Spalding. PE11 2XG.

REF

Application 409/0193/02

From Mr. G. Crouch. S.L.R.

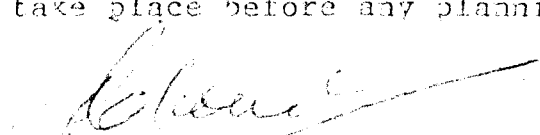
The Eagles, Main Road, Holbeach St Marks. PE12 8DZ.

Tel. 01406 761 504.

With reference to the above mentioned planning application I would register my objections as follows:-

- 1) Has any consideration been given to the effect on the water table?
- 2) Being no main drainage in the village. Why is it being suggested that the water /effluence is to be directed into the dyke. Has the NRA been consulted on this proposal. Also are you 100 per cent sure that the proposed system is fully capable of being able to cope. What contingency plans are there should the proposed system malfunction?.
- 3) The idea of 44 houses would mean a least a minimum of 88 bodies. However if there are children this could rise based on the governments figures of 2.4 per household to 196 bodies.
- 4) Taking the above into account there is no way that the village lacking the infrastructure can cope. Has East Midlands Electricity been consulted as to, whether the existing supply is capable of supporting the extra load? As at various times of day the voltage suffers a drop. ie early morning & late afternoon plus early evening
- 5) We would also be looking at an increase in traffic of a minimum of 44 cars but more likely at least 88 and with narrowness of the road and a virtual blind bend by the school it can only be left to one's imagination what could happen.
- 6) Furthermore what account has been taken in considering this application regarding the NHS, ie Doctors and Dentistry. So where do you suggest that all these extra bodies obtain treatment, with the situation with these facilities being as they are at the moment.
- 7) I also understand (but I gather is only hearsay) that the builders have never been involved in a project of this size before. So are we sure that they have the financial resources.!?.
- 8) In conclusion I would say that to put 44 houses on a 5 acre site in a village of this size with all due respects borders on the ludicrous, I feel that a complete and comprehensive review should take place before any planning permission is given

Signed



22.03.02.

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

Planning Application – Holbeach St Marks

If you are one of the many who turned out to the meeting in the village hall on Monday night, please find below a simple form to be filled out with your comments, which can either be posted direct to South Holland District Council or handed in to myself at the address above or Barbara Anaman at the Vicarage.

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To give you some guidance the main issues raised at the meeting were:

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- Surveillance of play area needs to be considered.
- Footpath for school children
- Traffic calming & adequate parking needed
- Impact on village life
- Numbers of extra cars generated by this development
- Can the school cope with the extra number of children generated by the development.

Please note that letters / comments need to be in by 25th March and if posted direct should be sent to:
L.Smith, Council Offices, Priory Road, Spalding, PE11 2XE

Application H09/0198/02

Name: D. TICKNER
Address: 3 Main Road, Holbeach St. Marks
Tel: 01406 - 701061

Comments: With regards to Proposed development at Holbeach St. Marks, although I am not against development in general. Surely it should represent its surroundings and therefore agree with all of the points raised at the meeting 18.3.02.

The concept of a Village and Village life is one of Space + integration not one of 'there's a space lets fill it with as much as possible' Surely it would be far better to reduce the number of dwellings allowing Space + Privacy for all in keeping with the concept of a Village and Village life.

In respect of the many other issues raised Schooling - Traffic - Parking Facilities - Safety etc. I believe as much foresight and consideration

Signed:

Date:

19/3/02

P.T.O.

Needs to be devoted to these issues as is given to the Planning application itself.

It cannot be stressed enough that the decisions we make today will affect every member of the community New and Old for many years to come. So I would hope that the council will when considering the application for 40 plus dwellings will bear in mind the comments of myself and others that the numbers are too high and the many other issues need answers before Planning Permission is granted.

 19/3/02

OBJECTION

SHDC			
Planning & Development			
25 MAR 2001			
HPSD	PM	DC	PL
COM	BC	ADMIN	

Mr. & Mrs. J.N. Price,
West Lodge,
Crown Avenue,
Holbeach St. Marks,
Spalding, Lincs.
PE12 8UE

LS

20th March 2001.

Mr. L. Smith,
Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.
PE11 2XE

Dear Mr. Smith,

Re: Planning Application H09/0198/02

We are writing following the public meeting held at St Marks Village Hall when the above application was discussed.

The proposed development will overlook our property and take away all our privacy by blocking our view completely. The proposed planting on the North side of the site this will also cause us loss of views when these trees have been left to their own devices. This will attract the youngsters to use as their own source of entertainment which may of course be of nuisance and annoyance to the existing properties and small holders on the remaining land.

The 15 dwellings in one corner will cause great nuisance noise and inconvenience the prospect of "a den of iniquity" comes to mind. Parking arrangements are not sufficient as most properties have two or more vehicles due to the rural situation with shopping and employment difficulties.

We know that we need affordable houses for our villagers but this 40% increase in one go is not in keeping with our village environment.

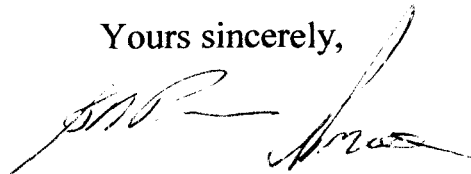
The Marsh Harrier a protected bird regularly hunts in this area of land to feed it's young and this development will therefore put this protected bird at further risk. Has a feasibility study been carried out? If so please supply a copy add the costs to my account.

The development will increase traffic, noise and pollution on the roads which are not able to take any additional traffic this will add to the deaths on our roads. This safety aspect had not been taken into account no footpaths, street lighting have been considered by the planning application. We would therefore hold you personally responsible for any death or injury caused by this development's additional risks as you are now fully aware of this safety point. God forbid that this ever happen and this is on record.

Turning to the proposed fully equipped play area I believe that if the developers make a donation to the existing play facilities as this falls within the criteria this would give the site more space in order to move the dwellings to more suitable positions and away from my property.

The proposed developers also give us reasons for concern. Only previously undertaken individual or small numbers of plots are we going to be left with a building site not completed for years as in Gedney? We understood that each plot must be sold before the next plot can be started.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'J.N. & L. M. Price', written in a cursive style.

J.N. & L. M. Price.

Mr. & Mrs. J. N. Price,
West Lodge,
Crown Avenue,
Holbeach St. Marks,
Spalding, Lincs.
PE12 8UE

20th March 2002.

His Royal Highness Prince Charles,
Sandringham House,
Sandringham,
Norfolk.

Your Royal Highness,

Re: Crown Land
Proposed Residential Planning Permission
H09/0198/02

We are writing to you with reference to the above matter. We live in an area surrounding by Crown land. Our small rural village of Holbeach St. Marks is being turned upside down by the above dramatic proposed changes by this 40% increase of our village by developers.

We know that you for keeping life in our rural villages by preserving our rural crafts and traditions. This land was farmed by small holders which provided much employment and traditions in our village.

The proposed development will increase our village residential properties by 40% in one foul swoop which will not be in keeping with our rural life. The 44 dwellings are not of the same design and fabric as existing properties and in fact will look more like "Lego land".

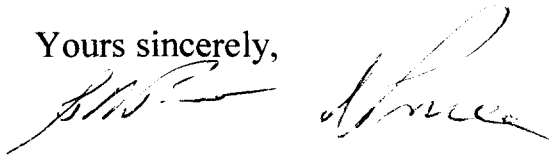
In addition being a land owner yourself you are aware that protected birds like our Marsh Harrier which regularly feeds it's young from this land have to be protected in order for them to survive.

We would be grateful if you could help in this matter. With the deadlines that are obvious we are fighting against the clock.

We have contacted the R.S.P.B. and await their response. We enclose a copy letter we have sent to the Planning Department of our local Council for your information.

We thank you for your kind attention in this matter and look forward to hearing from you.

Yours sincerely,

Two handwritten signatures in cursive script, one to the left and one to the right of the typed names.

J.N. & L.M. Price.

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

Planning Application – Holbeach St Marks

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- Can the school cope with the extra number of children generated by the development.

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L.Smith, Council Offices, Priory Road, Spalding. PE11 2XE

Application H09/0198/02

Name: Mrs K. Lotery
Address: c/o Holbeach St. Marks CE Primary School
Tel: 01406 701266

Comments:

From school's perspective.

- Agree a footpath is needed from at least school to village Hall, lighting should be considered for this area. The school uses the hall for PE and would need to pass the new houses.
- Agree that traffic calming and adequate parking is needed.
- The school can cope with extra numbers generated, but there would be a ceiling. We can cope with approximately 30% increase of pupils.

Signed: K. Lotery

Date: 22/3/2.

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

OBJECTION

SHDC

Planning & Development

Planning Application – Holbeach St Marks

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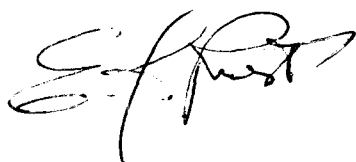
L.Smith, Council Offices, Priory Road, Spalding. PE11 2XE

Application H09/0198/02

Name: TED RUST
Address: 5 BROWNE WILKINSON WALK, HOLBEACH ST. MARKS, PE12 8HE.
Tel: 01406 701492.

Comments:

**THE BUILDING PROJECT EARMARKED FOR HOLBEACH ST. MARKS IS A MONEY GRABBING BAG OF TRICKS WHICH WILL BENEFIT THE VILLAGE ABSOLUTELY NOTHING, IT WILL IN FACT DESTROY THE EXISTING INFRASTRUCTURE! THERE ARE NO AMMENITIES WHATSOEVER TO ACCOMMODATE THE NEEDS OF THE OF THE INCOMING POPULACE, AND WILL PUT SEVERE STRAIN ON THE EXISTING FACILITIES PROVIDED FOR THE INDIGENOUS RESIDENTS, FURTHERMORE, THE VOLUME OF TRAFFIC USING " MAIN ROAD "WOULD BE GREATLY INCREASED THEREBY CREATING AN UNPRECEDENTED HAZARD TO THE CHILDREN AND ELDERLY OF THE VILLAGE
AS PREVIOUSLY STATED THIS PROJECT IS DESIGNED SOLELY TO MAKE SOMEONE A FORTUNE AND WILL DO ABSOLUTELY NOTHING TO ENHANCE THE VILLAGE, THE ONLY THING IT WILL ACHIEVE IS FURTHER DESECRATION OF THE GREEN BELT.**



23.3.02.

OBJECTION

THE UNITED STATES

DEPARTMENT OF JUSTICE

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ATTORNEY GENERAL

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John D. Johnson

JOHN D. JOHNSON

LS

OBJECTION

Old Forge Cottage

Holbeach St. Marks

Spalding

Lincolnshire, PE12 8DZ

Tel / Fax : 01406 701412

Email: beardcoin@tiscali.co.uk

Mr. L. Smith,
Senior Planning Officer,
South Holland District Council,
Priory Road,
Spalding,
Lincolnshire, PE11 2ZY.

19-03-2002
POL
ADMIN
PAO
SC
4

Dear Mr. Smith,

May I express my support for the opposition to the proposed housing development in the centre of the village of Holbeach St. Marks.

This small and relatively remote village has neither requirement nor infrastructure for additional housing, and to allow such a development for no better reason than to meet some form of target could be disastrous.

There is little if any prospective employment in the area and to encourage further use of the narrow roads between Holbeach St. Marks and distant employment locations would be both dangerous and detrimental to the environment.

There is no shop, no post office, no adequate bus service and the school already has difficulty attracting teachers for present pupil numbers. There are neither sewage or gas utilities.

It would appear that the only conceivable reason for the proposal of such a development is that of financial benefit for the developer who has no concern for the future of the village.

I hope you will employ every possible facility to resist the proposed development.

Yours sincerely,

P. Beard

P. Beard

CHIEF PLANNING OFFICER

SOUTH HOLLAND

DISTRICT COUNCIL

PRIORITY ROAD

SPADWING KE11 2XE.

CAROL ANN

MAIN ROAD

HOLBEACH ST MARKS

SPADWING.

LINCOLNSHIRE PE12 8DZ

19TH MARCH 2002

DEAR SIR,

LS

OBJECTION

WE THE UNDERSIGNED WISH TO REGISTER OUR FORMAL COMPLAINTS ABOUT THE PROPOSED DEVELOPMENT NO H09/0198/02 WHICH ADJOINS OUR PROPERTY IN HOLBEACH ST MARKS.

HAVING SEEN THE DEVELOPERS PLANS THERE ARE MANY REASONS TO REJECT THIS APPLICATION, WE WILL LIST SOME OF THEM.

- 1 THE WHOLE INFRASTRUCTURE OF THE VILLAGE WILL NOT SUPPORT A DEVELOPMENT OF THIS SIZE.
- 2 THE SCHOOL WOULD NOT BE ABLE TO COPE WITH THE AMOUNT OF CHILDREN.
- 3 THE SECONDARY SCHOOL AT HOLBEACH CAN NOT COPE NOW AND SOME LOCAL CHILDREN ARE BUSED TO THE SLEDD AND PEELE!
- 4 THERE IS NO SHOP OR POST OFFICE IN THE VILLAGE.
- 5 THE DOCTORS AND DENTISTS AT HOLBEACH ARE ALL FULL.
- 6 THE ROADS INTO AND OUT OF THE VILLAGE WHICH ARE NOT UP TO STANDARD NOW MAY HAVE TO COPE WITH A POSSIBLE 90 EXTRA VEHICLES.
- 7 THESE ROADS ARE NOT GRIPPED DURING WINTER MONTHS AND SO MORE ACCIDENTS

- ARE LIKELY TO OCCUR.
- 8 THERE ARE NO JOBS IN THE VILLAGE SINCE THE DEMISE OF TINSLEYS SO PEOPLE WILL HAVE TO TRAVEL TO WORK. PUBLIC TRANSPORT, ALTHOUGH IMPROVED RECENTLY, IS NOT ADEQUATE FOR WORK PURPOSES AND SO THERE COULD BE 88 CARS POLLUTING THE ATMOSPHERE GOING TO WORK EVERYDAY.
- 9 THE VILLAGE NEEDS TO STAY A VILLAGE AND NOT BE TURNED INTO A SMALL TOWN WITH NO AMENITIES.
- 10 THE TWO BUNGALOWS ON THE EXTREME SOUTH OF THE DEVELOPMENT WOULD SPOIL THE IMPACT OF THE CHURCH AND CHURCHYARD WHEN VIEWED FROM THE EAST. THIS AREA SHOULD BE LANDSCAPED TO COMPLIMENT THE BEAUTY OF THE CHURCH.
- 11 THE REST OF THE DWELLINGS ARE MUCH TOO CLOSE TOGETHER AND IN A FEW YEARS TIME COULD BECOME SLUMS OF THE 21ST CENTURY.
- 12 THE HOUSE DESIGNS WERE BORING AND BOX LIKE.
- 13 CUTTING THE HOUSE NUMBERS BY AT LEAST 50% WOULD MAKE FOR LARGER GARDENS, BETTER DESIGNED HOUSES AND WOULD BE MORE ACCEPTABLE TO THE VILLAGE RESIDENTS. HOWEVER, WE WOULD LIKE TO SEE AN ABSOLUTE MAXIMUM OF 10 DWELLINGS ON THIS PLOT.
- 14 THERE ARE NO RECREATION FACILITIES IN THE VILLAGE ESPECIALLY FOR TEENS.

WE HOPE YOUR COUNCIL WILL GIVE CONSIDERATION
TO THE POINTS RAISED AND HOPE
SOMETHING IS DONE FORTHWITH.

YOURS FAITHFULLY



JOHN D. DUNHAM (SNR)

L. A. Dunham

CAROL A. DUNHAM

John Dunham

JOHN D. DUNHAM (JNR)

OBJECTION

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

Planning Application – Holbeach St Marks

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- Impact on village life
- Numbers of extra cars generated by this development
- Can the school cope with the extra number of children generated by the development.

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L.Smith, Council Offices, Priory Road, Spalding. PE11 2XE

Application H09/0198/02

Name: H WATERFALL

Address: 2 BUCKINGHAM ROAD, WOODHALL

Tel: 01534 841111 ST MARKS SPALDING

Comments:

Rather a lot of Houses covering the following points

1. Footpath from school to Village Hall through field

Lighting is poor between the school & village hall. Some of us use the road after dark and it is not a pleasant experience

Especially I live in someone's house who is a school parent & it is not a pleasant experience

The road now as there is usually 4 or 5 cars parked

Signed: H R Waterfall

Date: 24-3-02

These are the things that I want to see

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

OBJECTION

Planning Application – Holbeach St Marks

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Application H09/0198/02

Name: JOHN DUNHAM
Address: CAROL ANN MAIN ROAD, HOLBEACH ST MARKS
Tel: 01406 701373

Comments: THE VILLAGE HAS NOT THE INFRASTRUCTURE TO COPE WITH A DEVELOPEMENT OF THIS SIZE, THE NEAREST AMENITIES ARE 5 MILES AWAY AT HOLBEACH, THERE ARE NO JOBS FOR THE PROPOSED HOUSEHOLDERS SINCE THE DEMISE OF TINSKEYS, THE ROADS ARE INADEQUATE, I SUGGEST A MAXIMUM OF 10 DWELLINGS

Signed:

Date:

19-03-02

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

OBJECTION

Planning Application – Holbeach St Marks

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Application H09/0198/02

Name: MR & MRS. WATTS
Address: 2, SOMERSET COTTAGE, HOLBEACH ST. MARKS, Lincs PE12 8ED
Tel:

THE AMOUNT OF HOUSES TO BE BUILT IS TOO MANY. Comments: 20 WOULD BE MORE FAVOURABLE. WE DO NOT WANT AN ESTATE CREATED IN OUR RURAL VILLAGE. IN THE END IT WILL TURN OUT LIKE WHAPLODE ST. CATHERINES. THERE IS NO PROPER PARKING FACILITIES FOR VEHICLES AT THE SCHOOL AS IT IS. THERE WILL BE MORE VEHICLES CAUSING A DANGER TO CHILDREN IN THAT AREA. BEFORE YOU ALLOW ANY PLANNING PERMISSION YOU MUST CONSIDER RESIDENTS COMMENTS, IN THE END WHAT WAS ORIGINALLY A NICE QUIET RURAL VILLAGE, BECOMES SMALL PARTS OF TOWNS, LIKE FLEET HARGATE DID. THE BUILDERS WHO BUILD THESE HOUSES FOR LARGE PROFITS, ~~ONLY~~ ^{ALSO} PROFIT OUT OF OTHER RESIDENTS MISERY. WE ASK THAT YOU DO NOT AGREE TO THIS PLANNING PERMISSION AS MORE-LESS EVERYONE IS AGAINST IT.

Signed:

[Signature]

Date:

21/3/02

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

OBJECTION

Planning Application – Holbeach St Marks

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Application H09/0198/02	
Name:	LUMLEY, P.
Address:	126-128 ST MARKS RD HOLBEACH ST MARKS
Tel:	01426 301500
Comments:	MY CONCERN ARE 1. SEWAGE, WHERE WAS THIS GOING (NO MAIN SEWER IN VILLAGE) 2. AMOUNT OF TRAFFIC ON ST MARKS RD IMPOSSIBLE TO PASS ANYMORE. IN THE RD NOW 3. STREET LIGHTING ALREADY POOR. IN VILLAGE 4. FOOT PATHS 26 FEET, AT NIGHT HAVE TO WALK ALONG RD. TRAFFIC CANNOT SEE PEOPLE COMING OR GOING DUE TO DARKENING. 5. 44 HOUSES, I THINK TOO MANY FOR THE VILLAGE TO HANDLE. PLUS THE 44 CARS, OR MORE, YOU CAN EXPECT. THE VILLAGE ALREADY CANNOT TAKE THIS VOLUME OF TRAFFIC. 6. I COULD GO ON!
Signed:	B. C. Bailey
Date:	19/3/02

7. WATER PRESSURE IS LOW AT TIMES IN THE VILLAGE NOW. ARE YOU GOING TO INCREASE SIZE OF WATER PIPE TO KEEP PRESSURE UP?

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.



Planning Application – Holbeach St Marks

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ENDC			
Planning & Development			
25 MAR 2002			
HPDO	PM	DC	COL
CONS	CS	ADMIN	PAU

Please note that letters / comments need to be in by 25th March and if posted direct should be sent to:

L.Smith, Council Offices, Priory Road, Spalding. PE11 2XE

L5

Application H09/0198/02	
Name: <u>MR C. JARVIS</u>	
Address: <u>FIVE TREES, ST MARKS RD. HOLBEACH ST MARKS</u>	
Tel: <u>01406 701571</u>	
Comments: <u>I agree with the above objections + consider a small development is order</u> <u>However, I object most strongly to the proposal of the sewage being released into the main road drainage system despite assurances that the water will be clear. I have my doubts in this respect</u>	
Signed: <u>[Signature]</u>	Date: <u>19/03/2002</u>

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

OBJECTION

Planning Application – Holbeach St Marks

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Application H09/0198/02

Name: F.E. JAMES

Address: CHANCEL HOUSE HOLBEACH ST MARKS

Tel:

Comments: I THINK THE MAIN ISSUES RAISED AT THE MEETING WOULD BE BETTER FOR THE VILLAGE. 10 TO 12 HOUSES WITH GARDENS WOULD BLEND IN WELL WITH THE AREA.

TOO MANY HOUSES WITH EVEN A LARGER AMOUNT OF CARS WOULD KILL THE PEACE AND QUOTE OF THE VILLAGE IT HAPPENED IN THE VILLAGE WE LIVED IN IN OXFORDSHIRE THAT IS WHY WE MOVED HERE I WOULD NOT LIKE TO SEE IT HAPPEN AGAIN.

Signed:

F.E. James

Date:

19-3-02

OBJECTION

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

Planning Application – Holbeach St Marks

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45

Application H09/0198/02	
Name:	Mrs Joan Pond
Address:	CHENESK ST MARKS RD HOLBEACH ST MARKS
Tel:	01406 701 559
Comments:	Too many houses for the size of the location Public services (Electricity, water and septic arrangements) will be overloaded. Public transport (2 services) a day needed
Signed:	J. Pond.
Date:	20.3.02.

OBJECTION

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

Planning Application – Holbeach St Marks

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Application H09/0198/02

Name: Mr & Mrs A.D. Rust
Address: LACEY TONE COTTAGE ST MARKS ROAD H.S.M.
Tel: 01406 701503

Comments:

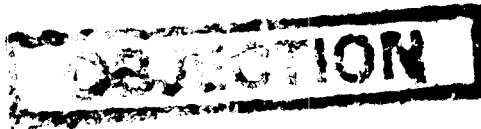
- 1/ CONCERNS OVER THE LOCAL MARSH HERON ON PROPOSED SITE
- 2/ NOT HAPPY WITH THE DESIGNS OF HOUSING WHICH DO NOT APPEAR TO HAVE ANY FEATURES IN CHARACTER WITH THE VILLAGE, OR ADJACENT PROPERTIES.
- 3/ PERIMETER FENCE TO THE EAST REQUIRES DETAIL TO DETERMINE BOUNDARY TO MY OWN PROPERTY.
- 4/ NOT CONVINCED THAT SUFFICIENT CAR PARKING SPACE HAS BEEN PROVIDED ON SITE CAUSING CONGESTION ELSEWHERE.
- 5/ ACCESS TO ALLOTMENTS VIA TRACK TO EAST OF MY PROPERTY HAS NOT BEEN FINALIZED AND WILL REQUIRE CHANGES TO THE DEEDS ETC WITH REGARD TO RIGHT OF WAY
- 6/ HEAVY CONSTRUCTION ACTIVITY MAY HAVE ADVERSE EFFECT ON PERIOD STYLE PROPERTIES AS OURS

Signed:

A.D. Rust

Date:

19/3/02



From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

Planning Application – Holbeach St Marks

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15/03/02
Planning Committee
15/03/02
HP&D PAI CC
CONS

LS

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L.Smith, Council Offices, Priory Road, Spalding. PE11 2XE

Application H09/0198/02

Name: *RON JOHNSON*
Address: *MARSH VILLA HOLBEACH ST. MARKS.*
Tel: *H.S.M. 701273.*

Comments: *44 houses – a lot too many by far ^{10 = 20} plenty. Roads are not good enough or wide enough to carry the traffic now, let alone when Leasts start work at Linisley's old factory, and the extra cars the new houses will bring onto the roads. At the present time I think the school is having a job to cope with the number of children attending school, let alone the extra ones that will be coming from the new houses. Parking outside the school is a right mare especially when the children are dropped off and picked up each day. Talk about putting sewage water into the drain in the main road what need? what about the health risks and smell which we had for years from Lapwater Lane houses.*

Signed: *R. Johnson*

Date: *MARCH 20th 2002.*

OBJECTION

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
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Planning Application – Holbeach St Marks

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no Name or
address
given

Application H09/0198/02

Name:

Address:

Tel:

Comments:

20 HOUSES WILL BE PLENTY
WILL NEED ROAD IMPROVEMENTS
AND LIGHTING

Signed:

J. J. Worth

Date:

21-3-2002

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

OBJECTION

Planning Application – Holbeach St Marks

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L5

Application H09/0198/02

Name: Mr. & Mrs. P. Johnson
Address: "Woodlynne" Holbeach St. Marks, Spalding, Lincs. PE12 5JZ
Tel: 01406 701 838

Comments: All the above issues need to be thoroughly investigated before any Building of houses on the proposed site, a site meeting is required to see condition of the narrow road with large drains and no space for footpaths. The environment and ^{health and} safety officers must inspect the sewage system plan as there is no 100% tried and tested system, the intention is to put polluted water in a drain only feet away from houses. Farmers have a strict code of rules regarding water courses, developers do not appear to have any rules. We will therefore keep a close watch on this development now

Signed: P. Johnson & J. Johnson.

Date: 22nd March 2002

and for future generations.

From Cllr. Nick Worth
Bucephala,
Lapwater Lane,
Holbeach St Marks.

OBJECTION

Planning Application – Holbeach St Marks

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SHDC			
Planning & Development			
21 MAR, 2002			
HEAD	PM	DC	CL
COM	BC	ADMIN	PAO

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L.Smith, Council Offices, Priory Road, Spalding. PE11 2XE

Application H09/0198/02

Name: MR J + MRS SE POTTGE.
Address: 10 White City Cottages Holbeach ST MARKS
Tel: 01406 901 448

Comments: We agree with all of the above comments but school is so small to take the large amount of children this would create. The road is in such a poor state and with very little lighting in the village it would be dangerous not only for children but also people using the road. It is not wide enough for the extra traffic that will be generated. We need more paths and lighting not a large amount of houses. It is so maybe with a bit of garden but with 44 they wouldn't get any.

Signed: S E Potter

Date: 19th March 2002

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

WARD MEMBER RESPONSE FORM

Application no: H09/0198/02 Applicant: Nestwood Homes Developments

Description: Erection of 44 dwellings (Outline H09/0963/98)

Location: Land off St Marks Road Holbeach St Marks

1 I have no observations to make at this stage, or

☒

2 I have some concerns about the application

☒

My concerns at this stage are:

See attached

**Do you want this application to be dealt with by the
Development Control Committee?**

No, if my concerns are satisfactorily resolved

☐

Yes

☒

Any other comments or information (Continue over if necessary)

Signed: *Chris N Worth*

Cllr C N Worth

Date: *19-3-02*

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

WARD MEMBER RESPONSE FORM

Having attended a meeting with a large representation of the village present, the general feel for this application was that although they supported the application, there were **too many houses** for such a small site. The result of this has produced a clutter of "affordable" housing in one corner giving concerns about a future crime spot. I would suggest removing the terraced houses numbered 21-25 from the plan, which would in turn provide more ample car parking spaces. 21-25 also provide "Crown Lodge" in Crown Avenue with a nice outlook of a brick wall!

Nos 31-39 could then be given a little more space so that they are not giving the appearance of being in a straight line.

I would also like to see the bungalows Nos 1 & 44 removed from the plan to allow those areas to be landscaped to give an attractive entrance to the development and to help enhance the war memorial.

The removal of the seven houses would allow for a better design of housing with some larger gardens.

As regards the play area it should be noted that there is a newly built play area in the playing field next door to the development and this area could therefore provide an opportunity to provide facilities for teenagers as opposed to toddlers. This group currently have few facilities available for them.

Surveillance of this area would need to be a key consideration.

The footpath does not appear to go anywhere. Children going from this development to the school will have to walk on the main road, which is already dangerous and has no footpath, without the extra traffic that will be generated by this development. Ideally a link from this footpath to the back of the school should be considered as the main road is not wide enough to accommodate one.

Overall the impact on this small village of such a large number of houses is huge, bearing in mind there are only 130 properties in the main body of the village. This new development represents an increase in the size of the village by over 30%. Although we have a village hall, pub and school a smaller number of houses would be more sustainable in the long term.

Chris N. Webb

19-3-02.

ur Ref : AN/2002/005017-1/1
Your Ref : H09/0198/02



**ENVIRONMENT
AGENCY**

Date : 15 March 2002

Mr T Huggins
Director of Customer Services
Housing and Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

SHDC Director of Customer Services 21 MAR 2002 Attention of _____ File _____

LS

Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT:
LAND OFF ST MARKS ROAD, HOLBEACH ST MARKS, LINCOLNSHIRE.**

Thank you for referring the above application, which was received on 11 March 2002.

The Environment Agency are aware that the principle of development has previously been established under outline planning permission H09/0963/98 and this permission remains valid. However, the Agency has concerns in relation to development and flood risk both to the development itself and to people and property within the river catchment and wishes to advise the council and applicant of the flood risk associated with development on this site.

The site lies within the indicative fluvial floodplain as detailed on the Environment Agency 2001 Indicative Floodplain Maps, and if this development did not benefit from a valid outline planning consent, the Agency would object to the proposals subject to a flood risk assessment being undertaken in accordance with planning policy guidance for England on development and flood risk (PPG25).

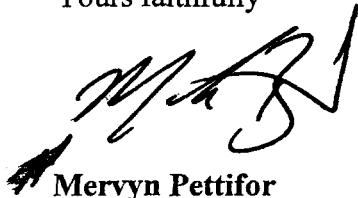
You will be aware that planning authorities are advised to guide development away from areas that may be affected by flooding and to restrict development that would itself increase the risk of flooding, or would interfere in the ability of the Agency or other bodies to carry out flood control works and maintenance (PPG25).

The increased risk of flooding brought about by this development needs to be fully considered prior to the commencement of any works, and the development should seek to bring about a net flood risk reduction in accordance with PPG25.

The Agency advise that the applicant undertake a flood risk assessment, in consultation with the Agency, to determine the extent of flood risk to the proposed development and consideration of mitigation measures they may be able to offer to achieve a net flood risk reduction.

Should you require any further information, or wish to discuss these matters further, please do not hesitate to contact Michael Braithwaite on the number below.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Pettifor', with a stylized flourish at the end.

Mervyn Pettifor
Area Customer Services Manager

tel. 01522 785896 fax. 01522 785868
mob. 07767 615201
E-mail mike.braithwaite@environment-agency.gov.uk

NOTICE
GENERAL



ENVIRONMENT
AGENCY

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12/8/98





LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS and PLANNING DIRECTORATE
Director: Richard Wills
Divisional Highways Manager: Steve Willis
E.mail hp_bsh@lincolnshire.gov.uk

Highways Division - Boston and South Holland
Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR
Telephone (01205) 314571 Fax (01205) 314572
Minicom (01522) 552055

FACSIMILE TRANSMISSION COVER SHEET

DATE 18 March 2002

TO	
NAME	<u>Cllr. Worth.</u>
ADDRESS	
FAX No:	<u>01406 701459</u>

FROM	
NAME	<u>Jon Sharpe.</u>
ADDRESS	<u>Highways Division</u> <u>Boston & South Holland</u> <u>Highways Office, Municipal</u> <u>Buildings, West Street,</u> <u>Boston, Lincs PE21 8QR</u>
TEL:	<u>(01205) 314571</u>
FAX No:	<u>(01205) 314572</u>

NUMBER OF PAGES TO FOLLOW

4

60994.
61 032

Kindly telephone us on the above number if any page is unclear

MESSAGE:

Following this morning's telephone conversation, I have some concerns on the following points which are for discussion with Lewis Smith, prior to 'clearing' the current Reserved Matters application on highways issues:-

1. Junction radii are too small.
2. 1.8 metre wide service margin required around the turning head.
3. Not keen on parking areas directly off the adopted carriageway.
4. The footpath serving plots 16-30 should ideally be adoptable ie 1.8 m wide.
5. Some driveways are shorter than the required 6.0 metres.
6. The verges between the footways and the carriageway are not necessary.
7. Trees in the verges (6. above) are an unnecessary maintenance burdon.
8. Who is intended to adopt the 1.0 metre wide footway link to the play area?

Two other highway points which may come up this evening:-

A. The provision of footways off-site, to other parts of the village was not a requirement of the Outline Consent.

B. I have previously agreed with the Agents for the original land owner that the provision of the visibility splay should not require removal of any of the hedge around the War Memorial.

Lincolnshire - Part of the East Midlands Region

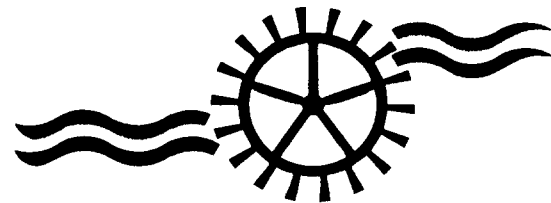


Printed on
Recycled Paper



Regards
Jon Sharpe

South Holland Internal Drainage Board



Our Ref JTE-PAN0198-02-JAM
Your Ref

Marsh Reeves Foxes Lowe Road
Holbeach SPALDING Lincs PE12 7PA

Tel (01406) 424933 Fax (01406) 426501
Email Info@south-holland-idb.gov.uk
www.south-holland-idb.gov.uk

Please Contact: Mr Elsey

21 March 2002

East Midlands Design Association
Willow Lodge
Horseshoe Road
SPALDING
Lincs
PE11 3JA

Dear Sirs

RESERVED MATTERS APPLICATION – NEWTWOOD HOMES DEVELOPMENTS RESIDENTIAL DEVELOPMENT ON LAND OFF ST MARKS ROAD, HOLBEACH ST MARKS

South Holland District Council's Planning Personnel have informed me of the above application and I enclose herewith a copy of my letter to the Crown Estate Agents the content of which remains applicable.

Although surface water details are not shown on the plan of which I have had sight, it is understood that proposals are for flows to discharge into my Board's Holbeach St Marks Drain and I accordingly request appropriate details for my consideration.

Enclosed for information is the Surface Water contribution which will apply and this will become due in advance of any outfall being constructed to the arterial land drainage system.

Yours faithfully

J T ELSEY
ENGINEER TO THE BOARD

Encs

cc *South Holland District Council*
Nestwood Homes Developments

Development

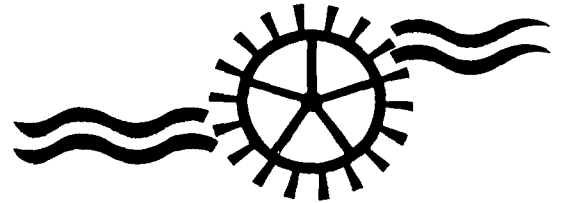
DO	POL
ADMIN	PAO

LS

BOARD MEMBERS

S A R Markillie (Chairman) J W Ward (Vice-Chairman)
T Barker, A J Biggadike, F Biggadike, M D Booth, T Bray, N I Capes, C F Fisher, J L van Geest, N J Grundy, A G Hay, G A Hay,
C B Jackson, S C Mossop, Mrs A Puttick, D Sly, M R Taylor, R C Thompson, P M Walls, D R Worth

South Holland Internal Drainage Board



Our Ref JTE-PAD0190-02-JAM
Your Ref

Marsh Reeves Foxes Lowe Road
Holbeach SPALDING Lincs PE12 7PA

Tel (01406) 424933 Fax (01406) 426501
Email Info@south-holland-idb.gov.uk
www.south-holland-idb.gov.uk

Please Contact: Mr Elsey

21 March 2002

A Roffe Esq
Building Design and Plans
1 Green Lane
SPALDING
Lincs
PE11 2YB

Dear Sirs

**FULL PLANNING APPLICATION – MR & MRS R P YORATH
ERECTION OF SINGLE STOREY SIDE EXTENSION TO EXISTING DWELLING
FOR USE AS ARTIST'S STUDIO**

South Holland District Council's Planning Personnel have informed me of the above application relating to a site which is immediately adjacent to my Board's Town Drain.

Whilst it is appreciated that the proposed extension will not be sited closer to the channel than the existing building, I bring to your attention an extract of the Board's Byelaws which will apply irrespective of planning consent being given.

10. No obstructions within 9 Metres of the Edge of the Watercourse

No person without the previous consent of the Board shall erect any building or structure, whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the landward toe of the bank where there is an embankment or wall or within 9 metres of the top of the batter where there is no embankment or wall, or where the watercourse is enclosed within 9 metres of the enclosing structure.

You will appreciate from the above that formal consent for the project must be obtained from this Board and for your information can advise that the next meeting of Members is arranged for 7 May 2002.

Yours faithfully

**J T ELSEY
ENGINEER TO THE BOARD**

cc **South Holland District Council**
Mr & Mrs R P Yorath

BOARD MEMBERS

S A R Markillie (Chairman) J W Ward (Vice-Chairman)
T Barker, A J Biggadike, F Biggadike, M D Booth, T Bray, N I Capes, C F Fisher, J L van Geest, N J Grundy, A G Hay, G A Hay,
C B Jackson, S C Mossop, Mrs A Puttick, D Sly, M R Taylor, R C Thompson, P M Walls, D R Worth

CARTER JONAS

PROPERTY CONSULTANTS

www.carterjonas.co.uk

6-8 Hills Road, Cambridge CB2 1NH Telephone 01223 368771 Facsimile 01223 369950

30 November, 2001

L Smith Esq
South Holland District Council
Housing & Planning Services Department
Council Offices
Priory Road
SPALDING

Our Ref: AJW/RFM/21790
Direct Dial: 01223 346632
Direct Fax: 01223 346627

Your Ref: HA9/0963/98
Fax: 01775 710772

Dear Lewis

CROWN ESTATE : WHAPLODE

**H09/0963/98 RESIDENTIAL DEVELOPMENT - LAND OFF ST MARKS ROAD,
HOLBEACH ST MARKS, SPALDING, Lincs**

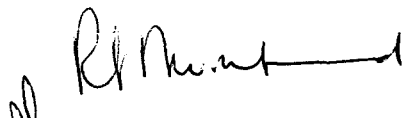
I write further to our telephone conversation on 28th November 2001.

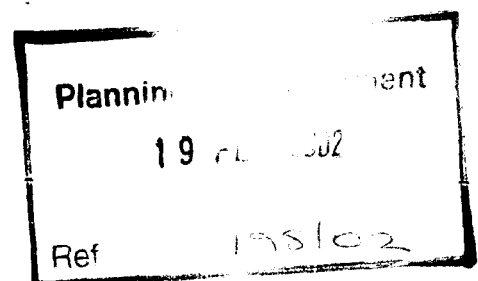
As you are aware, we are presently marketing the site for sale on the open market. There has been concern expressed from potential purchasers with regards to the Reserved Matters application, which must be submitted prior to 22nd February 2002. Our understanding is that if the application is submitted prior to that date, then there should not be significant problems with the application being approved.

I would be grateful for your comments as to any potential problems that you can identify, so that we are completely aware of the situation as it stands.

Your early response would be appreciated.

Yours sincerely


A J WATKIN
PARTNER
andrew.watkin@carterjonas.co.uk



Residential Rural Commercial Minerals Planning & Development Building Consultancy

London Cambridge Harrogate Huddersfield Kendal Leeds Marlborough North Wales Oxford Peterborough Shrewsbury Worcester York

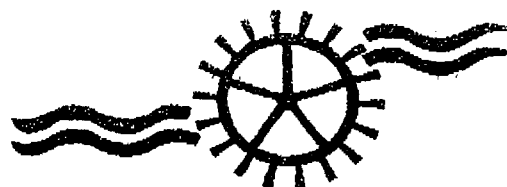
A list of partners is available at the above address



INVESTOR IN PEOPLE



South Holland Internal Drainage Board



Our Ref JTE-PAN0963-98-JAM
Your Ref AJW/SJ/4514

Marsh Reeves Foxes Lowe Road
Holbeach SPALDING Lincs PE12 7PA

Tel (01406) 424933 Fax (01406) 426501
Email Info@south-holland-idb.gov.uk

Please Contact Mr Elsey

8 March 2001

Carter Jonas
6 - 8 Hills Road
CAMBRIDGE
CB2 1NH

FOR THE ATTENTION OF MR WATKIN

Dear Sirs

RESIDENTIAL DEVELOPMENT SITE ST MARKS ROAD, HOLBEACH ST. MARKS, HOLBEACH, Lincs

Thank you for your letter dated 26 February 2001, in response to which I have the following comments.

- Surface water drainage from the site will best be directed to my Board's Holbeach St Marks drain which is located along the opposite side of St. Marks Road. With the exception of this aspect my Board's interests will not be affected by the development proposals.
- My Board will seek a contribution for the surface water discharge and I would direct attention to the accompanying copy letter.
- An outfall into my Board's watercourse would require prior written consent with the structure complying to a specification which would be provided.
- A Deed to Indemnify the Board for such structure would have to be implemented with the adopting authority at no cost to the Board.

Trusting the foregoing satisfactorily responds to your request.

Yours faithfully

J T ELSEY
ENGINEER TO THE BOARD

Enc

BOARD MEMBERS

S A R Markillie (Chairman) J W Ward (Vice-Chairman)
T Barker, A J Biggadike, F Biggadike, M D Booth, T Bray, N I Capes, C F Fisher, J L van Geest, N J Grundy, A G Hay, G A Hay,
C B Jackson, S C Mossop, Mrs A Puttick, D Sly, M R Taylor, R C Thompson, P M Walls, D R Worth

Received
15/11/02

SHDC		
Planning & Development		
15/11/02		
HP&D	PM	DD
CONS.	EC	ADMIN

LS

PARISH COUNCIL RESPONSE FORM



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Application no: H09/0198/02 Applicant: Nestwood Homes Developments

Description: Erection of 44 dwellings (Outline H09/0963/98)

Location: Land off St Marks Road Holbeach St Marks

This Council -

- 1 Supports the application, or ☐
- 2 has no observations to make at this stage, or ☐
- 3 has some concerns about the application at this stage ☒
- The reasons are:

Not happy, because member were
total agreement that property not a
part of. Also wanted to landscape
area, also plan does not show need
to terrace & fences.

So in view of our comments would
strongly suggest a ~~visit~~ visit. Also wanted to take
Do you want this application to be dealt with by the Development Control Committee? ☐ *Footpath from farm
hopeing have to make
footpath*

No, if our concerns are satisfactorily resolved ☐

Yes ☐

Any other comments or information (Continue over if necessary)

Signed: *[Signature]*

Date: 1.1.03

Clerk to Holbeach PC

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

PLANNING APPLICATION

Nestwood Homes Developments

is applying to the Council for planning permission for the following:

Reference No: H09/0198/02

Description: Erection of 44 dwellings
(Outline H09/0963/98)

Location: Land off St Marks Road
Holbeach St Marks

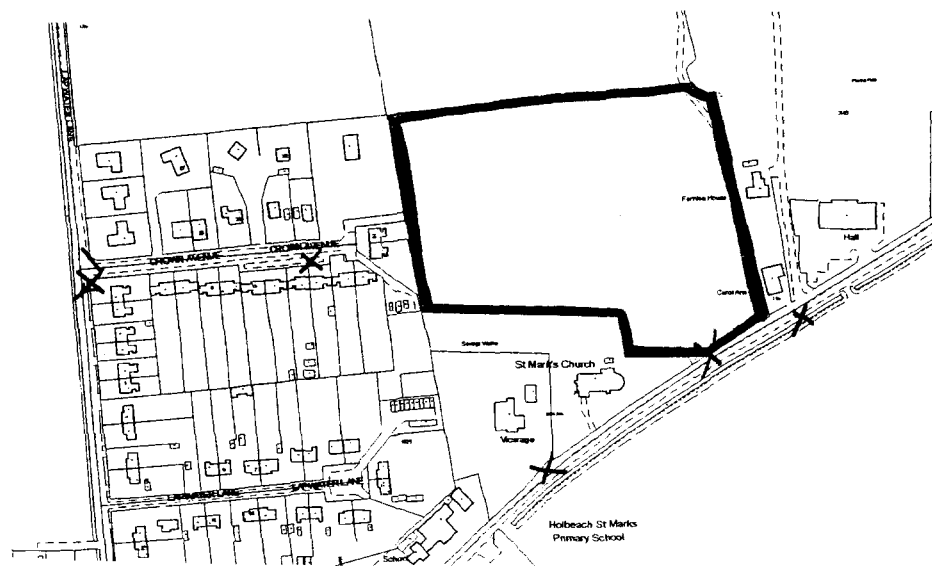
You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until

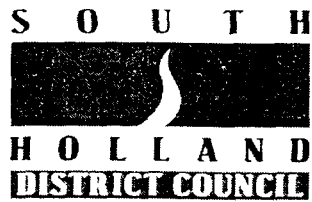
26 MAR 2002

Please send any comments to me by that date quoting the above application reference number.

Terry Huggins
Director of Customer Services

05-MAR-02





DEED

**made under Section 106 of the Town and Country
Planning Act 1990**

between

SOUTH HOLLAND DISTRICT COUNCIL

and

NESTWOOD HOMES DEVELOPMENTS LIMITED

re

**residential development at
St Marks Road Holbeach St Marks**

THIS DEED is made the 14 day of AUGUST Two Thousand and two
BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road
Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and
NESTWOOD HOMES DEVELOPMENTS LIMITED whose registered office is situate at The
Corner House Beck Bank West Pinchbeck in the County of Lincoln (hereinafter called "the
Owner") of the other part _____

RECITALS

- (1) The Council is the Local Planning Authority for the purposes of this Deed for the area within which the land described in the First Schedule ("the Red Land") and the land described in the Second Schedule ("the Blue Land") is situated and by whom the obligations contained in this Deed are enforceable _____
- (2) The Owner is the owner in fee simple in possession free from incumbrances of the Red Land _____
- (3) The freehold of the Blue Land forms part of the Crown Estate _____
- (4) The Owner has by application by its agent dated the nineteenth day of February Two thousand and two ("the Planning Application") applied to the Council for permission to develop the Red Land in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars deposited with the Council and forming part of the Planning Application more particularly set out in the Third Schedule ("the Development") _____
- (5) The Council has decided to grant planning permission for the Development in accordance with the Planning Application subject to the making of this Agreement without which planning permission for the Development would not have been granted _____

NOW THIS DEED is made in pursuance of section 106 of the Town and Country Planning Act 1990 and is a planning obligation for the purposes of that section and **WITNESSES** as follows

1. The Owner covenants with the Council to observe the restrictions specified in the Fourth Schedule _____
2. It is agreed and declared as follows:
 - 2.1 The expressions "the Council" and "the Owner" shall include their successors in title and assigns _____

- 2.2 The covenants contained in this Agreement shall take effect only upon the date specified by the Owner in a written notice served upon the Council as the date upon which the Development is to be commenced or if no such notice is served the actual date on which the Development was begun within the meaning of section 56 of the Town and Country Planning Act 1990 _____
- 2.3 If the permission granted pursuant to the Planning Application shall expire before the Development is begun as defined above or shall at any time be revoked this Agreement shall forthwith determine and cease to have effect _____
- 2.4 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Red Land in accordance with a planning permission (other than one relating to the Development as specified in the Planning Application) granted (whether or not on appeal) after the date of this Agreement _____
- 2.5 The Council will upon the written request of the Owner at any time after the obligations of the Owner under this Agreement have been fulfilled issue written confirmation thereof and thereafter cancel all related entries in the Register of Local Land Charges _____
- 2.6 This Agreement is a local land charge and shall be registered as such _____

IN WITNESS whereof these presents have been duly executed as a Deed by the parties hereto the day and year first before written _____

FIRST SCHEDULE
(Details of "the Red Land")

The land at St Marks Road Holbeach St Marks shown edged red on the attached plan _____

SECOND SCHEDULE
(Details of "the Blue Land")

The land at St Marks Road Holbeach St Marks shown edged blue on the attached plan _____

THIRD SCHEDULE
(Details of "the Planning Application")

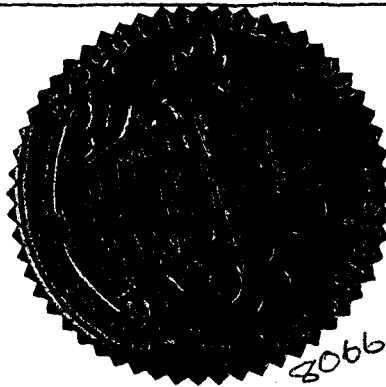
Application for residential development on the Red Land in accordance with the plans and

particulars supplied therewith under planning application reference H09/0198/02 _____

FOURTH SCHEDULE
(Restrictions to be observed)

The Owner hereby covenants not to commence nor to permit to be commenced more than nineteen dwellings on the Red Land as part of the Development until such play equipment as may be agreed in writing by the Council (which play equipment shall in any event include a half pipe skateboard ramp a metal goal with 3 metre high sided panels and a basketball hoop) has been provided to the satisfaction of the Council on such part of the Blue Land as may be agreed in writing by the Council _____

THE COMMON SEAL OF THE
STUTTARD HOLLAND DISTRICT COUNCIL
is hereunto affixed in the presence of



[Handwritten signature]

Director of Legal and Member Services/~~Director of Corporate Services~~

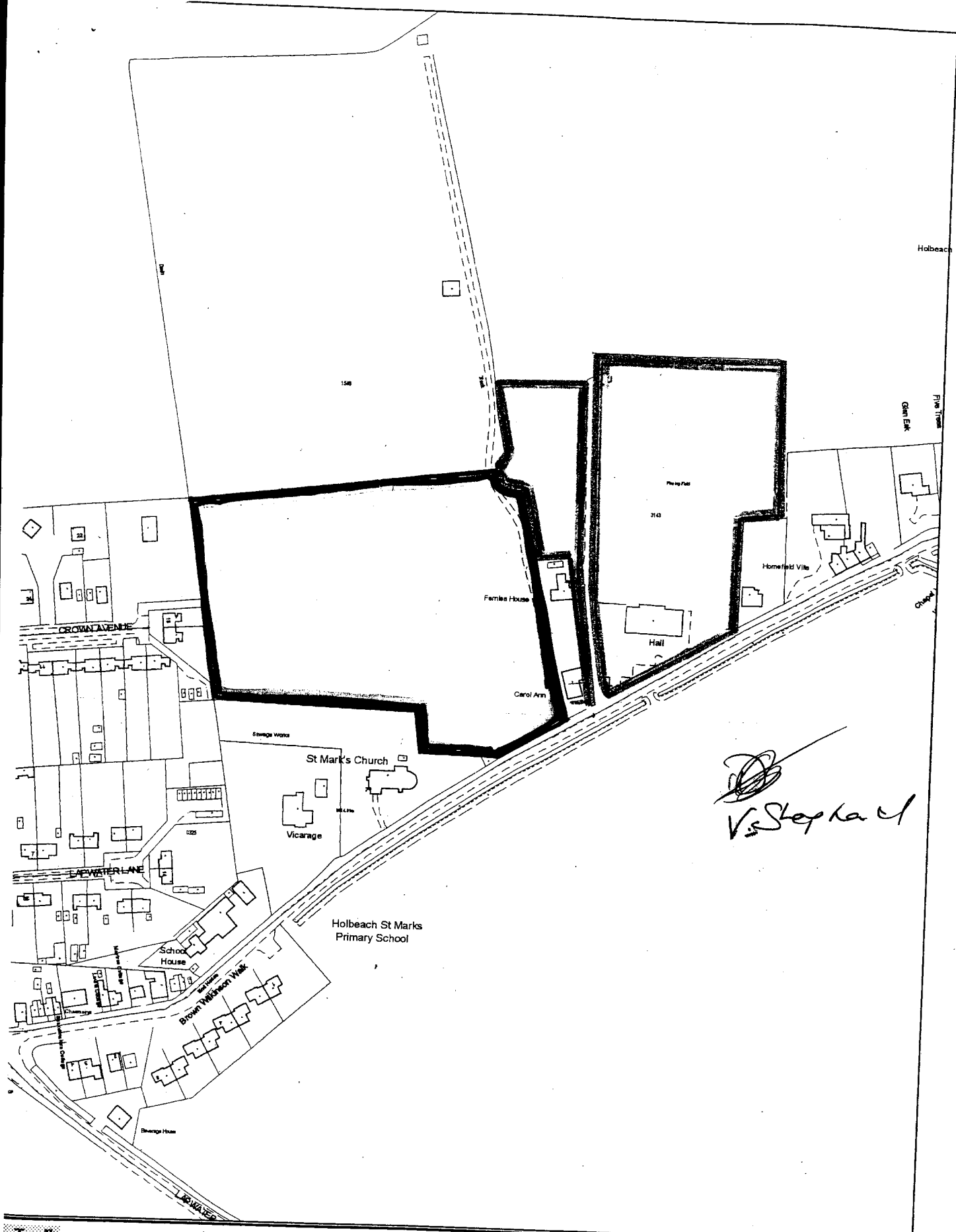
Witnessed as a Deed by
STUTWOOD HOMES DEVELOPMENTS LIMITED
Signed by a Director and its Secretary in the presence of

[Handwritten signature]

Director

V. Shepherd

Secretary



T H
A N D
ENGINEERS

Development
is, Priory Road, Spalding, Lincolnshire

Scale: 1:2500
July 2002

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PUBLIC MEETING NOTES. 18/3/02.

- footpath.
- sewer.

- service: design.

- highways.
- schools.
- roads.
- traffic calming.
- paths.

- Outside the school?

- bungalow on the frontage?
- footpath to the frontage.
- net in one corner (asterdalle have).
- secure by design. (Police).

~~40~~	2.
30	5.
20	17.
10	11

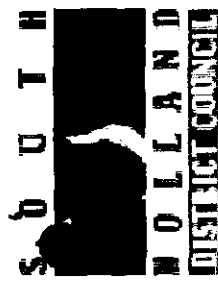
~~bland~~ + boring!
design.

- youth area.

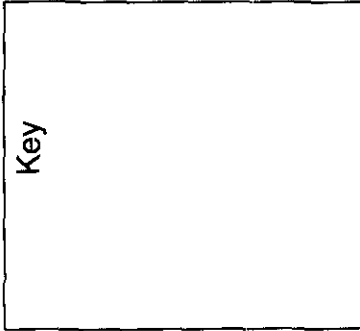
recycling area? cllr north.

bungalows.

01/11/02



Council Offices, Priory
Road, Spalding,
Lincolnshire PE11 2XE

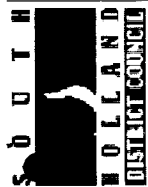


Key

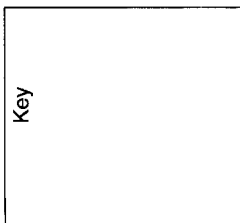
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18/03/2002

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LA079413 South Holland District
Council



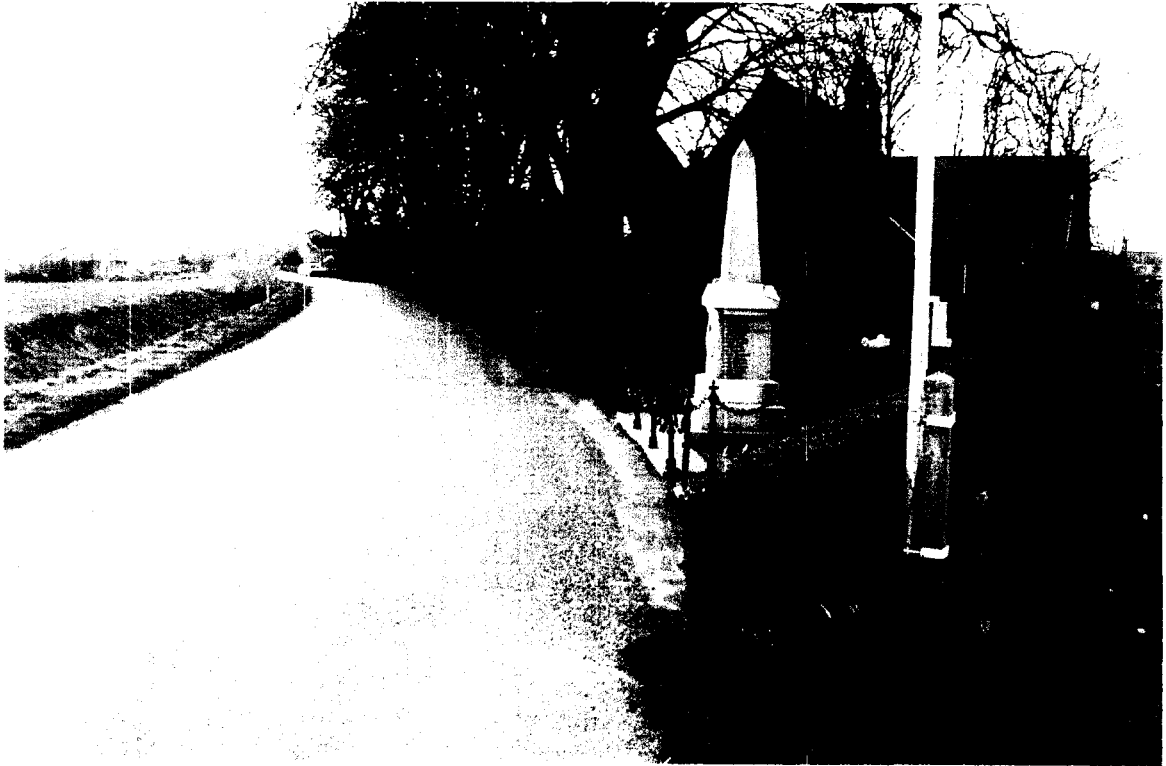
Council Offices, Priory
Road, Spalding,
Lincolnshire PE11 2XE



1:2500
18/03/2002

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LA079413 South Holland District
Council

















Barbara Anaman
The Old Vicarage
St Marks Road
Holbeach St Marks
Lincolnshire
PE12 8DZ

24th March 2002
Ref. SHDC/BGS01

Lincolnshire County Council
Spalding

Dear Sir,

Your ref: Holbeach St Marks Housing Development

A few weeks ago we became aware that Nestwood Homes Developments through the East Midland Design Associates had entered plans for a housing development on 5 acres of land on the north side of the Old Vicarage.

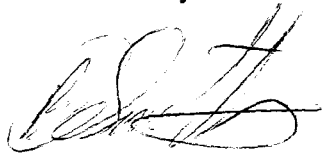
It is our intention to object to this development however we understand that outline planning permission was already granted in 1999. Despite moving to the Old Vicarage in 1999 we were not aware of the recent renewal of outline approval, only of some outline proposals being held for more than 50 years on the site.

We believe that with the recent closing of nearby Tinsley Foods, the circumstances for which original outline permission was granted have now changed. With no substantial employment in the area the requirement for new homes has considerably diminished and with unsold properties still on the market in Holbeach St Marks we believe there is no requirement for new housing. We are also aware that new government guidelines on new housing development, if applied to Holbeach St Marks today, would almost certainly result in any applications for outline planning permission to be turned down.

We request the council to re-examine the circumstances for outline planning permission and reject the current housing development proposal until further consultation takes place at the local level.

Attached is a detailed examination of the issues involved and reasons why this development should be rejected and outline permission re-examined.

Yours faithfully



Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks

Objections to Development

I would like to raise a number of points regarding the proposed plan for developing the site at Holbeach St Marks. These will cover Material Considerations, current and future development guidelines and legislation and a re-examination of the original outline planning permission.

Size/Scale of Development

The proposal is for 44 properties of mixed style including some terraced properties. It is clear the plan is for a housing estate type of development that is most appropriate to an urban or suburban location such as the environs of Holbeach or Spalding. It is not appropriate or "in keeping" with the village setting of Holbeach St Marks and is therefore obtuse and inconsiderate to the existing properties in the village.

The planning guidelines PPG1 sections 54-55 state that applications should take into account other material considerations which include whether the plan policies are up to date and relevant. Clearly this application, based on previously granted outline permission, is relying on out of date policies that are not relevant at this time. PPG1 also states that new and emerging policies are also material considerations (sect 53) and as there are policies that have or will supersede the original plans it clearly indicates that this development should not be taken further. Under PPG1 Sect 55 there are material policies in current plans that pull in opposite directions. For example the plan requires certain densities of housing but this is in opposition to other policy directions which require developments to be "in keeping" and "in character" with the village location and the current density of housing. This proposed development is therefore too high a density in relation to the surrounding location and should be rejected.

If we look at the village as a whole (new/emerging guidelines require the development of a village plan and this should be addressed by the SHDC) the existing properties are diverse, mainly non-linear in relation to each other and contain a variety of styles developed in mostly a piecemeal fashion. This new development proposal offers high density for a village location, linear design layouts and construction designs that are out of keeping with the village. This is a material consideration and requires further detailed information which is not available, therefore the development plan should be rejected.

A further consideration is the construction of a large number of properties in a single development that also is in opposition to the piecemeal development preferred for rural village locations.

All the above points should therefore be considered material considerations.

I would also like to comment at this stage that the plans submitted for the development are insufficiently detailed for an informed decision on a development of this magnitude when considering the huge impact it will have on the village. The plans have been developed over a period of 8 days (see drawing revision dates) which I believe are insufficient to make assessments of the requirements under the Design Guide for Residential Areas (Lincolnshire Planning Guide). The guide states that appraisals should look at the characteristics of the surrounding area, the ecological sensitivity of the area (including hedgerows, trees and historic landmarks), with sympathetic new design to complement the character of existing surroundings. Infact the outline planning permission was given on condition that the development plans in terms of design and layout should be in accord with the advice contained in the Lincolnshire Guide for Residential Areas. Clearly the proposed development does not do this and has been poorly thought out due to the time constraints imposed by needing to apply for planning permission by 21st Feb 2002. Plans were drawn up between 13 Feb 2002 and 19th Feb 2002, with the final modifications to the drawing being materials, landscaping and a play area. These have been added at the last minute, hardly an example of carefully thought out planning. Once again I would remind you that the scale of this development is vast for the size of the village (50% increase in village housing with potential for a 65% increase in population) and should undergo thorough planning, design and consultation with the local residents in line with the Citizens

Charter as per PPG1 Sect 57. I would go further and suggest this development should be the subject of a detailed feasibility study followed by a public consultation.

Looking again at the surrounding properties to this proposed development the nearest equivalent is the open estate to the west of the plot. You will find that an equivalent area of 5 acres contains around 30 properties, which is the highest density in the village, built many years ago under different circumstances. Clearly the proposed development at 44 properties does not even conform to the scale of the existing properties in the village, even looking at the closest comparison in the village.

Housing Design and Layout

The design of the housing proposed for the development are a material consideration. From the outline plans there are 2 large bungalows at the front of the development virtually fronting the St Marks Road. These properties will obstruct the view of the Church, the main feature of the village, when approaching from the east. This is in contrary to the Design Guide for Residential Areas therefore the proposed plan should be rejected. These same 2 properties have detached garages the roof design of which includes terracotta tiling which contrasts with the bungalow itself and is in contrast to the church and vicarage which are grey slate. This is not in keeping with the surrounding properties and is not sympathetic to the church and vicarage.

If we look at the proposed design of the properties it is clear that they are of low cost box type design with no enhancing features. For instance there are no interesting window designs, no alternative brick structures to complement the style of the church and vicarage (end on bricks every third layer), no enhancing door entrances except token simple design porches. There is an opportunity to provide interesting and attractive properties to enhance the village. The village of Holbeach St Marks has intrinsic value and this design of development can erode that value.

Currently in Holbeach St Marks most properties are set back from the road infrastructure. The proposed development shows housing close to the road infrastructure. This has been necessary to accommodate an unnecessarily high density of housing and should be rejected.

The layout of the housing shows larger properties to the south and east of the site creating a cul-de-sac to the west where the designated "affordable housing" is positioned. This layout is contrary to estate planning where the more expensive housing is normally to the back of a development and cheaper housing towards the middle/front. It would be more desirable to have the terrace type properties to the north eastern end of the site, thus preventing an overlooking aspect to the existing bungalows to the west of the site. These terraced properties, in relatively high concentration, are not "in keeping" with existing properties where the maximum number in a terrace is 3. They would severely block the light and view of the existing bungalows to the north west of the site. They should be re-thought and moved to a more appropriate location. The north east area of the site does not overlook existing properties and would be more appropriate.

Existing developments in the area are generally landscape dominated, particularly around the church and vicarage that are immediately adjacent to the proposed development. The pattern of development is generally informal and non-linear. The proposed development does not complement the character of the village when considering the above design principles. The new development shows a building dominated layout not landscape, it is mainly formal and linear which once again is not in keeping with existing housing. The quality of space between the buildings on many of the proposed housing is poor in relation to the surrounding area and shows only limited garden space contrary to existing development. A rural area lends itself to the requirement for reasonable garden space. This can allow families to grow their own vegetables to supplement incomes particularly at the affordable housing level. The proposals do not provide for this.

The plan currently shows a fully equipped play area, although no specification is given for the equipment intended for the site. I would request further information on this before making a recommendation. It is surprising that the play area is to the south eastern corner of the site. As you will know there already exists a substantial play area to the east of the village hall which includes football pitches, swings, slides, climbing frames etc. It seems wholly inappropriate to create another play area which may be seen as specifically for the new development and so reduce integration of the new residents to the village. More appropriate would be better open space, increased garden sizes and reduced density of housing, with perhaps one or two village green areas central to the development, so creating a greener more countryfied aspect to the development in keeping with the surrounding area. This would be more in accordance with the Design Guide for "comfortable accommodation, good townscape, significant landscape appropriate to the site and setting".

The siting of the play area I understand will be close to a sewage treatment plant for the entire site. This brings in the environmental concerns of having a children's play area near sewage treatment facilities, whether the treatment plant is sealed and fully protected or not. No system is foolproof and air pollution will occur, particularly if the system breaks down. You should also be aware that the play area is close to an existing sewage treatment plant to the west of the site which currently causes air pollution continuously and has been the subject of several complaints to the council over the last 2 years and is still awaiting some resolution.

Landscaping/Views

The current proposal provides for a substantial tree lined area to the north of the site. It is unclear why this has been included, to this extent, in this location. It would seem wasteful to screen the development from open views across countryside to the north. Clearly the south side of the site would be more appropriate. This would integrate woodland and trees into the community and provide screening for the church and vicarage from which the current view to the north would be substantially reduced and degraded. It would also provide screening should the play area and sewage works remain at the current location.

There currently exists a substantial tree/hedgerow to the east of the site. I understand the boundary line of the site is in the middle of this tree line. It would be unthinkable that this tree/hedgerow were to be altered in any way as this is an integral part of this community and attracts substantial wildlife to the area.

The type of hedgerows and trees suggested on the plan have not been considered from an environmental aspect. The hawthorn dominates the suggested hedgerows and there is no sign of weeping willows. With a substantial water run-off problem created by the increased concrete and road infrastructure the willow will absorb high levels of water and would help compensate the drainage problems that may occur.

The loss of important views is a material consideration. At the Vicarage we consider the open view to the north to be very important. The view is part of the country life we so desire, currently open fields which attract a variety of wildlife including Marsh Harriers and land used to grow flowers for the local community. These views would be replaced by roof tops and unattractive, poorly designed, block houses.

Another material consideration is the overlooking aspect that this development will create. Certainly the terrace proposals positioned close to the north west boundary will totally block and overlook the bungalow properties already existing. This should be changed. Without substantial screening to the south side the larger 4 bedroom properties will overlook the gardens of the Vicarage adding to the loss of privacy.

Loss of Business

Currently the land designated for development is used by local villagers for both allotments and more substantial farming. One of our local residents uses the land to grow a variety of flowers, these are sold to flower shops in Holbeach, Weston and Spalding. This worthwhile business will be lost if this development goes ahead. Not only a loss to village life, but a financial loss to the local resident and a loss of supply to a number of local flower shops. With many local businesses struggling to survive in the villages this development would further undermine local employment.

Waste Disposal and the Environment

I am concerned at the proposed positioning of another sewage treatment plant to the southern end of the proposed site. A sewage treatment plant already exists for the current population and it is positioned near to the south western corner of the proposed site. There is already substantial air pollution from the existing works causing offensive smells across the gardens of the Vicarage. To site another treatment plant (despite it being the latest modern system) nearby so that the Vicarage has sewage works on two sides is not environmentally acceptable. I do not believe that current residents should be in any way disadvantaged by the new development plans. Clearly the sewage treatment for the proposed development should be positioned away from housing not brought into the centre of a developed area. A far better position would be to the north or north east of the site where there would be a reduced population and any air pollution would only effect the residents of the new development.

As mentioned earlier, several complaints have been made about air pollution from the existing treatment plant. It is understood that this plant was designed to produce clean water for discharge into the dyke to the north west of the proposed development. In practice this does not happen. Residents using bleach and other modern household cleaning products destroy the bacterial action of the system and this results in the discharge of very bad water into the dyke to the north west. This has now cause visible pollution of the area to the detriment of local residents. The proposals for the new development are to discharge the sewage water to the dyke running alongside St Marks Road directly in front of the Church. Once again I do not understand why potential pollutant should be transported back into the centre of the community to the detriment of all residents. The discharge should be directed away from settlements, perhaps to the north of the site. If this is not possible due to constraints on the dyke load in the area then clearly the local infrastructure cannot support the development. The proposed discharge area is also close to the school entrance and an area passed by children and residents frequently. This is environmentally unsafe and should not be allowed until a full study of the proposed system and alternative discharge areas has been made and an environmental report issued.

There also appears to be no provision for pumping out of solids from the new sewage development. Further investigation is needed on the details of the proposed system and any access it may require.

Infrastructure

The question over sewage disposal has been discussed above however there is further strain on the local drainage system from the proposed development due to water run off and roof discharge. The proposed site will increase the concrete and tarmac surface areas around the drainage system for the village. A study will show that this system is operating at or near full capacity, the new development will cause this capacity to be breached resulting in localised flooding and substantial standing water during wet periods.

The electricity supply to Holbeach St Marks has always suffered significant fluctuations and occasional power cuts. I do not believe the new development can be sustained from the exiting substation supplying the area. Please advise what proposals there are to improve the power supply for this development and the village generally.



It is my belief, and that of all the local residents, that the current infrastructure cannot support a substantial increase in population that this development proposes. The nearest medical facility is heavily over subscribed and is in Holbeach town some 4.5 miles away. The facility is full and cannot support further demand. The newly opened dental surgery is also full and still trying to cope with a backlog of patients waiting to join, it is evidently struggling to support current local demand.

There are no shops in Holbeach St Marks, a recent attempt to operate a shop has failed and the facility recently closed.

The current school facilities in the area are already over subscribed. The St Marks Primary school is currently in poor condition. Classes are being held in porta-cabins due to the lack of main building capacity. The school suffers from a lack of permanent staff and is running on substantial supply teacher input. The quality of the education being received is in question and a review order is currently in place on the school. Clearly it cannot sustain a further population increase from a large new development.

The road infrastructure in St Marks is village style and would feel the strain of a substantial private vehicle increase. The proposed quantity of housing would bring around 70 or more new vehicles to the area. It is noted that during the winter there is no gritting in St Marks, this poses danger to vehicle users but that danger would increase dramatically with the additional traffic. Also the main exit from the site would take vehicles past the school entrance causing further danger to pedestrians, particularly the infant school children. There is a serious parking problem and obstruction to the flow of traffic around the school during the dropping and collecting period for children. The entrance corner stones to the Vicarage are regularly damaged by turning cars. There are also 4 to 5 teachers cars permanently parked to the front of the school during the day causing further obstruction to local traffic and farm vehicles. There is no room to expand the school to cater for this proposed development.

Employment

The original outline planning permission was based on the economics in the area in 1999. With the closure of Tinsley Foods in the St Marks area there does not exist any substantial local employment. This has dramatically effected the economics of the area. Some local residents worked at Tinsley Foods and now need to travel to Holbeach or Spalding or beyond for work. Geest, now the new owners of the Tinsley plant, have no plans to re-open or expand the facility. Currently a small QA system operates there employing a skeleton staff. The proposed development has the potential to bring up to 100 people to the area at working age. Therefore there is no employment for them and this is contrary to the requirements of PPG 23 where developments should "contribute to employment" in the area. This development will only increase unemployment and degrade the village structure and put a strain on local resources. On this basis alone the entire development should be rejected and the outline permission reviewed.

PPG23 Pollution Control

It is a material consideration if a proposed development is potentially polluting. The potential for pollution of water courses from sewage discharge and excessive water run-off puts this development in this category therefore the development should be reconsidered. The sewage works will have nuisance impact due to the air pollution and the attraction of increased vermin to the site of the new sewage treatment plant which is currently proposed for the centre of the community. This aspect of the development should be considered for a pollution control authorisation/licence.

There are opportunities for brownfield development elsewhere in the towns and some countryside locations in South Holland District. PPG7 sect 2.17 recommend no greenfield site development unless brownfield or existing urban locations have been assessed first. It is not clear that this has happened when considering this site and therefore it should be re-examined.

PPG3 Housing

PPG3 states that building development should create more sustainable patterns and deliver accessibility to public transport for jobs, education, health, shopping and leisure/local services. In St Marks there is only one round trip bus service per day. This proposed development hardly delivers accessibility to public transport. What this development will do is increase the need for private vehicles adding to congestion, pollution and increased dependence on cars which is contrary to PPG3. The planning system should ensure that "new homes are provided in the right place at the right time" yet it is clear this proposed development does not do this. St Marks is the wrong place and at the wrong time. There are no new employment opportunities here to support the development.

Section 8 encourages constant review of housing strategy and new/emerging policies are a material consideration in deciding on developments. The South Holland District Local Plan forms part of that emerging policy and states clearly the over supply of housing in the area and that no development should be planned for villages such as Holbeach St Marks.

Section 14 stresses the need for affordable housing where there is a demonstrable lack of affordable housing. Current lowest value housing in the region sells for around £40K. There currently are 3 or 4 properties in St Marks for sale valued in that region, however they remain unsold for almost one year. Clearly nobody requires affordable housing otherwise they would have been sold. I do not believe there is a need for affordable housing or indeed any large number of property developments in St Marks. The emphasis turns to the SHD local plan 2001, sect 6.52 requires affordable housing to meet local needs yet the need has not been demonstrated in St Marks, particularly with the lack of employment and the closing of Tinsley Foods nearby. Policy statement H8 seeks to provide affordable housing in settlements of Holbeach, Spalding, Sutton Bridge, Long Sutton, Crowland and Pinchbeck where the need is demonstrated. It does not require these provisions in St Marks.

PPG3 section 46 places particular emphasis on linking developments with public transport to reduce the need for travel by car. Larger developments should be placed around major nodes of public transport corridors. Once again the proposed development is major but has limited access to public transport or local facilities so encouraging not discouraging travel by car. This is a material consideration against this proposed development.

Section 63 requires the planning authorities to reject poor design. These decisions should be supported by supplementary planning guidance such as village design statements. I am not aware of a village design statement therefore one should be produced before planning applications can be considered. This would give firm guidelines on which the quality of proposed development can be judged. Without this guide I cannot see how the planning authority can make an informed judgement of quality of housing proposed without it becoming a purely opinionated decision.

Section 64 states that substantial new development (town or village) should not consist exclusively of housing and should be planned as a community with adequate shops, employment and services. This substantial development does not provide any of these requirements.

Section 69 & 70 conclude that only limited housing provision can be expected in village locations. St Marks has not been identified as a local service centre and could not demonstrate a need for

additional housing. It also cannot be "sympathetically laid out" in keeping with the "character of the village" using techniques such as village design statements" as we do not have one.

The Governments response notes to PPG3 state that the guides should lead to much higher quality of design and limit the suburbanisation of the countryside. This development would be contrary to those guidelines. Further more planners should share the vision of the DETR, Lord Roger's Urban Task Force and HRH the Prince of Wales in more creative approach to planning. This proposed development misses this opportunity and should be re-examined in its entirety.

PPG1 General Guidance

Section 23 states that authorities should help reduce growth in the length and number of motorised journeys. This development plan will cause the opposite. It does not encourage alternative means of transport, does not contribute to less environmental impact and increases the use of private cars. All of which is contrary to guidelines.

Section 47 states that if a proposal has a significant impact on a settlement with identifiable character then the proposal should be referred to an overall plan such as the SHD Local Plan. This would then preclude the need for the housing hence rejecting the current proposal and all future proposals to 2011. It may be justifiable to reject this application on grounds of prematurity as new planning guidelines such as the SHD Local Plan are under preparation but should be taken into account. It applies to this development plan as the proposals are "individually substantial" and the "cumulative effect would be significant.

Section 52 states that Government statements on planning policy are material considerations and must be taken into account. A recent Government Planning Green Paper recommends that developments should involve the local community better and not make the community feel disempowered. At the outline planning permission stage for this development very few of the village community were aware of the application or involved in its process. So much so that not one objection was raised by the village to such an important and substantial development. It should have been clear to the local authority that there had been some breakdown of communications to cause this. This has become more evident since the new proposal has been issued and half of the village attended a public meeting to view and discuss the plans.

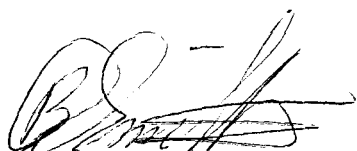
Clearly the local community has not been sufficiently involved in the planning process and the communities wishes should now be re-assessed.

This proposed development is a significant departure from the SHD Local Plan and could therefore be referred to the Secretary of State. If this proposal and the original grounds for outline permission are not reviewed then I would seek to have the plan called in by the secretary of State. I would also like a public enquiry into how the outline permission was granted and the significance of the village hall in this process.

Conclusion

This proposed development cannot go ahead in its present form. To make it more acceptable to the community and the support facilities would negate the economic viability of the development. I propose that the current application is rejected and the original outline permission is reviewed in the light of substantial planning guidance changes and local economic changes.

Bryan Smith and Barbara Anaman
The Old Vicarage
Holbeach St Marks



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services
VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P17005
Date received : 19-FEB-02

Received from Nestwood Homes Developments

Address Land at St Marks Road
Holbeach St Marks
Spalding

Fee paid	£	8360.00
VAT	£	0.00
Total received	£	8360.00

Cash/Cheque : Cheque

Signed..... *K. Porter* (Authorised Collector)