

Online Comment

Application H09-0721-25
Location Land South of Wignals Gate Holbeach Spalding
Proposal Development of 57 Affordable Dwellings with associated access, open space and drainage.

Name Cllr S E Hutchinson
Address c/o South Holland District Council Council Offices Priory Road PE11 2XE

Date Submitted 11-10-25
For/Against Objections

While I acknowledge the need for affordable housing in our district, I have significant concerns regarding the appropriateness of this site's release, the proposed housing mix, amenity impacts, and the overall design and integration of the scheme with its surroundings.

1. Reserve Site Policy - Policy 12 of the South East Lincolnshire Local Plan

This site is designated as a reserve site, and Policy 12 clearly states that such sites should only be brought forward if allocated sites fail to deliver housing at the expected rate, as expressed in the Housing Trajectory. The decision to release reserve sites must be made by the Local Planning Authority based on clear evidence.

Request for clarification: Has the trigger point for releasing reserve sites been met? The latest Housing Land Supply Assessment (June 2025) indicates a 5.5-year supply, and the Council has scored 162% on the Housing Delivery Test over the last three years, suggesting no significant under-delivery. Therefore, I question whether the release of this reserve site is necessary or justified at this time.

2. Housing Mix and Community Sustainability

While the provision of affordable housing is welcome, the proposal consists entirely of affordable units, with no mix of tenure or ownership types. This is not conducive to creating a diverse, balanced, and sustainable community.

A mono-tenure development risks social segregation and does not reflect the principles of mixed communities promoted in national and local policy.

A more integrated mix of affordable and market housing would better support long-term sustainability and community cohesion.

3. Amenity Concerns - Overlooking and Privacy

There are serious concerns regarding the separation distances between proposed plots (2, 3, and 4) and No. 57 Wignals Gate, a 1 -storey dwelling with dormer windows facing the development.

The rear-to-rear separation distance is approximately 16 metres, which is insufficient to maintain adequate privacy between primary habitable rooms at first-floor level.

This falls short of accepted design standards and will result in loss of residential amenity for existing occupants.

4. Design and Edge-of-Settlement Character

The site lies on the southern edge of Holbeach, transitioning into open countryside. Wignals Gate is characterised by linear development, generous plots, and landscaping that softens the urban edge.

The proposed layout, with large expanses of close-boarded fencing, hard tarmac surfaces, and abrupt street endings, fails to respect the rural character and does not provide a natural transition to the countryside.

The central open space, while intended to offer countryside views, instead creates a blank vista dominated by a substation, which detracts from the visual quality.

The design lacks a clear street hierarchy, and the grouping of multiple parking spaces with minimal landscaping results in a hard suburban feel, inappropriate for this location.

5. Future Expansion Concerns

The layout includes roads that terminate abruptly, raising concerns about potential future expansion. If this is anticipated, a comprehensive masterplan should be provided now to ensure coordinated development and infrastructure planning.