

From: Grant, David
Sent: 31 May 2022 13:43
To: _planningadvice
Subject: FW: Land off Thary Lane H17-0357-22

Please place this agent response to objections on the DIP under 6UP – Agent objections response.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.



served by One Team

From: Kris Baxter <kris.baxter@studio11architecture.co.uk>
Sent: 26 May 2022 17:05
To: Grant, David <dgrant@sholland.gov.uk>
Subject: RE: Land off Thary Lane H17-0357-22

This message originated from outside your organization

Hi David,

I have put some comments below in green on the objections. Most seem to me though objections which don't really stack up in planning terms.

"Considering there are 61 houses to be built on the first field, I fail to see why on the only little green space that is left for wildlife to flourish should once again be given over to bricks and mortar. The little birds living in the hand clipped thorn hedges will disappear with the deer, squirrels, and Woodpeckers. Surely we have overstocked Surfleet now and Thary Lane is so narrow, if you meet oncoming traffic you can be in the dyke before you know it, and this lane is used daily by large tractors, who have no alternative than to ask you to back up. How can you let this happen with 61 house already being built, Someone has gone completely mad. DISGUSTING." – Simply constructing houses does not automatically mean wildlife is destroyed. The land is managed grassland with trees and hedges. The hedges will remain as will a large number of the trees. It is likely that with the introduction of more planting that the bio-diversity on the site would be significantly improved and we would be happy to have a planning condition relating to the improvement of bio-diversity on site. The comments relating to the width of Thary Lane and Coalbeach Lane are noted but Lincolnshire County Council Highways are happy with the proposals and raise no objection based on the geometry of the existing Highway infrastructure.

"This is ridiculous that planning keeps being given for houses off coalbeach lane south & Thary lane this is nothing more than a single track road & you have already some how granted 70 + houses, which I'm really not sure how the road is going to cope with all the extra cars coming in & out of the new estate let alone another site further along. I

can only think these housing sites are giving the council something as intelligence has. It been used in the granting of the planning here !!!!!” – Nothing really that I can respond to here.

“Have we not got enough houses being build on the adjoining field , is 60 not enough. This little lane Coalbeach Lane South, is even narrower than it was in the past, because a ditch was filled in, where it used to take any flood water. Thary Lane is another big problem. Not only is it just about one car wide, there are dykes either side, no footpath, so like I have experienced, if you are not careful, you may be knocked over by passing traffic. This lane is also used by Snaith Flowers who own fields either side of the Gosberton Slip Road, where they come down on a regular daily basis several times a day with loaded tractor and trailer full of flowers. If you meet them, you have no choice other than to back up to a suitable place and let them pass. I can also see, when these 60 houses get built, because the new A16 road is very heavy with traffic day and night, Thary Lane is going to be a rat run where people wanting to get onto this A16 will go down Thary Lane and onto the slip road ,to get to the roundabout which will be better access to the main road. Then anyone trying to walk their dog had better watch out or someone will be killed. What would be the point of putting another 6 houses in this little field, what has been used purely for animals lately. Some of the trees may have a preservation order on, and a Lime Tree that was there has now gone. The hedge used to be hand cut, and not when the birds were nesting, it was planted years and years ago by the late Mr Freddy Glenney, who loved the field , and now the little birds sit on top of the hedge which is lovely. We also have squirrels, woodpeckers, and deer which use this as a hiding place. How anyone,(builder or not) could destroy such a tranquil little place I will never know, it must all be down once again to money. We talk about the environment, and making it better for our children so why take a little bit of nature , that is needed, for the wildlife. When the bricks and mortar have been put in place, then it will be too late. SAVE THIS FIELD.” – Most of the comments here are a replication of above but it is worth pointing out that at Highways request we have incorporated a footpath connection through our site to allow pedestrians to leave the site along Coalbeach Lane rather than Thary Lane.

“Regarding the above application we have serious and major concerns. Firstly our water supply comes across the proposed land, is this to be rerouted? Previously this has been deemed too expensive to do will this differ this time around? We were also led to believe that no further planning would be put in for application in this area due to the effect on the villages infrastructure, why has this now changed? The supporting infrastructure has not altered yet more houses are being built. The road (Thary Lane) is not suitable for the increased amount of traffic, it is already over used and its condition is suffering. Has this been taken into consideration? We are also extremely concerned as the current work being completed at the Glenfields site is flouting guidelines set out in the planning application with work vehicles blocking Thary Lane which they are not supposed to use. Surely building on this land is going to cause more traffic and blockages on a road that is already being used when it is prohibited. The current situation does not fill us with hope for this application as many factors have not been considered in this rushed application. We would appreciate some reassurance that procedures will be followed or even better the application denied.” – I am unaware of the suggested water service running across the site. If details can be provided I will look into the situation. If there is a water main running across the site this can be re-routed if required. Siting a lack of infrastructure is no reason to refuse planning permission. The Adopted Local Plan and its analysis shows that Surfleet can support new housing. Moreover it is highly likely that new housing will be support the local facilities both in Surfleet and the surrounding villages.

“Firstly I believe 6 proposed homes to be built on this site is too many, there has already been passed 60 homes a few hundred yards away from this proposed development in Colbeach Lane which will be on average 120 car movements as most people have two cars and most of these will go up Thary Lane during the day, the proposed entrance for this development is in Thary Lane. Thary Lane is not built to take construction vehicles and additional car movements as a narrow lane. There is not the infrasture to support more homes, the trees on this site in Thary Lane have preservation orders even though its always stipulated they should be protected the roots will still have major disturbance and established wildlife and fawner will be destroyed and never replaced (as from what I can see when new developments are completed no trees/shrubs are planted to replace the loss The area around this development is bungalows so why is there no other alternative to this infill site , can bungalows not be considered, surely these can be developed to allow for flooding if planning requires and would be better addition to the area Therefore I object to this application on the above basis I appreciate Surfleet needs homes like all parts of lincolnshire but at present appears to be centralised in one location and on one specific housing design with no character /thought for the surrounding areas , Please seriously think about the long term implications on more houses on this site and the impact of the buildings/people living around it and what other issues these homes will have on the surrounding areas and the support people living in these home will require from the already stretched community budgets.” – I think I

have responded to most of this above. A full tree report has been submitted with the application. The tree report highlights that most of the trees are generally very average and some are coming towards the end of their lives.

“We wish to object on the following grounds: Traffic generation in a very small rural lane, especially during construction. The current construction site takes no notice of planning restrictions and regularly have deliveries using Thary Lane illegally and block both Thary and Coalbeach Lanes. This development is by the same developer and will know doubt use the same construction teams. Highway safety again in a small lane with several children and no footpaths. At least a dozen mature trees and probably fruit trees will be lost. The original architects planning stated that there is a bus stop within 150m, there is, but no buses use this route. the closest route is a 20min walk away, therefore no local commuter routes meaning more traffic. No amenities in the village, just 1 shop and 1 small school. These extra houses will put further strain on schooling levels and GP's, which are nearly impossible to get appointments in (Gosburton) Area described as garden area, when in fact it is a grazing padock with sheep and cattle stored. We were told that a covenant was on the land as a farmers wife had been buried there. Has this been looked in to? There will be properties overlooking several houses in the vicinity” – I think I have covered this in the explanations above.

“We appreciate that development has to continue in all areas. As you are aware that 62 dwellings are already under construction to the other side of our property which means we would in theory now be encased completely! This isn't by any means our main concern. It is the actual volume of traffic that the 62 properties will generate in the first instance onto Coalbeach Lane South. This is a narrow road in sections leading onto a single track lane onto Thary Lane. How on earth will these lanes cope with the volume of impending traffic? There are dykes either side of Thary Lane where vehicles already have to manoeuvre onto the grass verges in order to pass each other somewhat precariously I might add! At best we can expect at least 60 + vehicles entering Coalbeach Lane at any given time. That is a conservative estimate I might add due to most households having at least 2 vehicles therefore a possibility of 120! Another 6 large properties added to this would increase the traffic even further. It's not only the significance of the traffic, it's the fact that green space is becoming so rare now that every space is being utilised for housing. Surfleet has very little in the point of amenities. Where are the children going to be schooled? Clearly the village school cannot cater for many more therefore they will have to travel further afield. Hardly economical or environmentally considerate really. I urge you to reconsider this proposal wholeheartedly and think of the long term complications that may arise.” – Again dealt with in comments above.

“For the purpose of this letter, we are going to refer to the above refence number and its location as Site A. In relation to site A and Surfleet village, we have reviewed the following documents.

- *Application for planning permission, signed by Kris Baxter on 31/03/2022*
- *Thary Lane Design and Access statement, dated March 2022*
- *South East Lincolnshire Local Plan 2011 – 2036 Adopted March 2019, Map 23*
- *South East Lincolnshire Local Plan 2011 – 2036 Adopted March 2019, text - Infrastructure requirements, constraints and mitigation - Housing Allocations in Surfleet*
- *Surfleet Neighbourhood Plan Consultation Analysis Report Undertaken by Community Lincs April 2018 We have also reviewed the below documentation. These documents relate to land adjacent to Site A, now known as number 19 Colbeach Lane South, Surfleet and the road named Elsdale Close, Surfleet. For the purpose of this letter, we are going to refer to the above location as Site B.*
- *Application for planning permission H17-0063-15 dated 23/01/2015.*
- *Design and Access Statement in support of an application for residential development on land at Walnut Tree Field, Coalbeach Lane South, Surfleet 1132 1 DAS RJCD January 2015.*
- *Application for planning permission H17-0300-18 dated 27/03/2018.*
- *BS5837 Tree Survey for land to the east of Coalbeach Lane, Surfleet dated 12/11/2014 • Updated tree report letter dated 24 March 2018 Ref: Walnut Tree Field After reviewing the above documents and discussing our personal experiences of living in this area since 4thth December 2017, we wish to object to the development of site A. Our reasons for objecting are on grounds of Highway Safety, Appearance to the area and the impact of existing wildlife, trees and hedges.*

1. Safety

- *Thary Lane has 2 speed limits, the majority is 60mph, changing to 30mph on a blind bend. – The site is well within the 30mph speed limit of the village*

- Thary Lane is a rural lane, used for running, walking, horse riding and cycling. Thary Lane is a single width carriageway, there are no passing places, no turning circles and no footpath. It has no speed bumps, rumble strips or signs stating hidden driveways. – Agreed, it is a rural road similar to many within Lincolnshire and the countryside generally.
- Thary Lane properties known as 1, The Gables and Thary Farm all have restricted visibility when leaving their property by motor vehicle and foot. Our own personal experience of leaving Thary Farm by motor vehicle is to turn off the radio and heating / air conditioning, ask our passengers to remain silent and to lower the front windows. We then listen to the road as we cannot see in either direction. – Not sure of the relevance of this.
- Thary Lane is not straight, the majority of it has dykes on both sides and it has a number of blind spots where you cannot see what is around the corner. This is made particularly bad in the Spring and Summer months when grass height in the dykes and next to the lane is tall. The dyke edges on both sides of Thary Lane are in places collapsing from the weight of motor vehicles that pull onto them to allow on coming traffic to pass by. Where it is not collapsing, there is a step in height, the road is not the same level as the dyke edges. – Again, not sure of the relevance.
- The new entrance point to Site A is too close to the junction of Thary Lane and Colbeach Lane South, this is a blind bend, people pulling out of site A will have no visibility of cars turning left off Colbeach lane South onto Thary Lane and visa versa. – The hedge will be reduced in height to allow a fully compliant visibility splay to the junction as agreed with LCC Highways.
- The existing Colbeach Lane South housing development is already placing pressure on Thary Lane and it's users, some incidents over the past 2 weeks include, the road surface being damaged by digger tracks, the road being obstructed for half an hour by a stationary lorry and 3 vehicles containing 5 children between the ages of 1 and 7 were forced to reverse along Thary lane and onto the dyke edges / into residents driveways to let a construction vehicle through. Colbeach Lane South has also seen construction vehicles obstructing the road and vehicles waiting. – This is not relevant to this application.
- With no footpath, no kerbside and no designated area for waste disposal within Site A, we have concerns that bags and wheelie bins will be left in the road on Thary Lane and Colbeach Lane South. – South Holland operates a bag scheme and refuse/ recycling bags will be brought from the private gardens through to the kerbside on collection days.
- We feel the speed limit along Thary Lane should be 30mph from start to end and that motor vehicle usage should be kept to what is currently essential. More motor vehicles to the area should be discouraged. 2. Appearance to the area and impact on existing wildlife / trees – This is a matter for Highways to consider and not relevant to this application.
- Site A, is currently part grazing land for livestock (sheep and on occasion cows too), the remaining part is home to grass and mature trees. It offers a view out to the west where there is further countryside / arable land and superb sunsets. The front of the site is an established hedge row approx 40 meters long with no gaps in it. The site attracts wildlife, we can confirm personal sightings in and around State A of Fox, Muntjack Deer, Roebuck Deer, Pheasant, Sparrow Hawk, Green woodpecker, Great spotted woodpecker, Duck, Squirrel, Rabbit, Hare, Grass snake, Bat, Heron, various wild and garden birds including Sparrows. These views / animals are pleasant to see and listen to. The trees and hedge row add to the rural character of the area. – I think I have responded to this above.
- We would question if there are Newts in this area as we have Newts in our own garden. There are ponds at both Thary Farm, Thary Lane and number 18 Thary Lane. Would a Newt survey be required due to the location of Site A and these ponds? – A walkover inspection on site revealed neither newts or habitats capable of sustaining newts
- Thary Lane is a historical area with a cottage / ex farm house known as Thary Farm, this domestic address is greater than 300 years old and maintains some original features. – Noted but not relevant to the application
- We understand the property known as The Orchards at 22 Colbeach Lane South which neighbours onto Site A is also of age. – Noted but not relevant
- Several properties in the area surrounding Site A have large gardens, The Orchards at 22 Colbeach Lane South, Willow Lodge on Thary Lane, Thary Farm on Thary Lane and 18 Thary Lane to name a few. Given all of the above, we do not feel 6 domestic homes with domestic gardens, along with hard standings for 24 motor vehicles would enhance the appearance of the area, or maintain it's current rural community. Nor do we feel modern style homes with smaller gardens would be in keeping with the area. We feel this Site A should be preserved and development should be discouraged. In addition to our objections. We would also like to make the following comments.
- Site A sits outside of the existing South East Lincolnshire settlement plan for Surfleet. - Noted
- Please consider the accuracy of information within the Application for planning permission, signed by Kris Baxter on 31/03/2022. These may be innocent errors, however, we would like to draw attention to the below:

Existing use? The applicant answered: Domestic garden. We would describe Site A as a small field used for grazing with an area of woodland and large established hedge approx 40 meters long with no gaps. – Noted.

Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the landscape character? The applicant answered: No. We believe there are protected trees in Site B and at Willow Lodge, Thary Lane. The Tree reports for Site B state there is a moderate potential that Bats roost in the trees. The hedgerow running along site A with Colbeach Lane South / Thary Lane is a habitat for Sparrows. – These trees do not have an influence on the application.

Is your proposal within 20 meters of a watercourse? The applicant answered no. There is a dyke that flows from in front of Willow Lodge, Thary Lane, goes under the road and opens back out in front of number 30 Colbeach Lane South, this dyke is within 20 meters of the Site A boundary line. – Noted but have no effect on the application.

Waste collection? The applicant states sacks are then brought out to the kerbside on the day of collection. There is no kerbside on Thary Lane or on this part of Colbeach Lane South. – Kerbside meaning the general term for the edge of an adopted public highway.

Certificate of ownership – Certificate B declaration. "I have given requisite notice to everyone". The applicant has ticked this box and listed the addresses of everyone notified, Callum Lewis, the sheep farmer is not listed. Mr Lewis is neither an owner or tenant. Please also consider the accuracy of information within the Thary Lane, Surfleet Design and Access statement, dated March 2022. Page 6 states 'the area was previously used as a garden space', We have not know this as a garden space. The images attached are old and the area does not look like this at present. Page 6 states 'see page 9 image 10' for examples of infill sites and backland developments. There is no image 10 on page 9. Page 6 states 'there is a footpath that runs along Colbeach lane, near the site. The footpath along Colbeach Lane South is on the opposite side of the road to site A and ends outside 17 Colbeach Lane South and before the entrance to Pinkthorne Close. We do not consider this as near site A. Page 7, Image 6, showing properties to the left of the site. These are around the corner from Site A. They are 32, 34 and 36 Colbeach Lane South. Page 7, Image 10, showing properties opposite side. These properties are not opposite site A. They are 15 and 17 Colbeach Lane South. Images 13, Showing properties to the right of the site. This an address on Station Road, Surfleet. Page 7, All of the Colbeach Lane South properties opposite Site A, the 2 properties either side and Thary Farm, Thary Lane are not included. It is unclear if they have been taken into consideration when designing the style of house and garden size? Page 9, Image 16 shows new dwellings along Thary Lane. These are numbers 32, 34 and 36 Colbeach Lane South, they are not new. Page 11, states that Thary Lane has a speed limit of 30mph. Thary Lane has 2 speed limits, most being 60 mph the rest 30 mph, the speed limit changes on a blind bend visible if you stood in the road between Thary Farm and numbers 16 and 18 Thary Lane. Page 14, states, we have complimented the existing built character and environment, by using similar materials and detailing. We have also done this by providing plot of similar scale to those surrounding the development site. – All noted but not relevant.

We refer back to the question above, were all of the Colbeach Lane South properties opposite Site A, the 2 properties either side and Thary Farm, Thary Lane taken into consideration? Page 16, states, given all of the above, it is concluded that the proposed development is in line with national and local planning policy and will enhance the character and appearance of the area. We do not feel they are in line with the following documents, their findings and the information stated within them;

- South East Lincolnshire Local Plan 2011 – 2036 Adopted March 2019, Map 23
- South East Lincolnshire Local Plan 2011 – 2036 Adopted March 2019, text - Infrastructure requirements, constraints and mitigation - Housing Allocations in Surfleet
- Surfleet Neighbourhood Plan Consultation Analysis Report Undertaken by Community Lincs April 2018 Personally we do not feel the development will enhance the character and appearance of the area."

"There are many mature trees on this site and I fear many will be lost if this development goes ahead. These trees are healthy specimens which support a variety of wildlife. The established and mature hedgerow that surrounds the site and which itself supports wildlife is also of concern, though the current plans do suggest that this will remain intact. The loss of this vital habitat can not go unchallenged in these pro eco times. Not 50 paces away from this site down Coalbeach Lane South, work has recently begun on the building of 60 houses at Glenfields site. Access away from these properties will be out onto Coalbeach Lane South, a lane barely wide enough for two average sized cars to pass each other. Passing of traffic on Thary Lane is only obtainable by one vehicle leaving the road onto a grassy bank. These lanes were built to accommodate horses, dog walkers and the occasional tractor. Not the amount of potential traffic that is planned and inevitably going past my house. Most worryingly, the application site is outside of the defined settlement limits of Surfleet but you have deemed the development as seen to constitute "infill", having already used 'backfill' in previous developments in the area. My understanding of 'infill' is the term is

commonly used for plots in an urban or village setting that occupy a gap in the street scene, not a 0.48 hectare field. These are my concerns for the proposed building of 6 houses off Thary Lane (Ref: H17- 0357-22). I hope you will at least take the time to read them and hopefully take them on board. I hope you will be sympathetic in your decisions. Surfleet is very much a village location still, I hope over development won't spoil this." – I think I have responded to this above.

Hopefully this helps but please let me know if you need any further clarification on any of the points.

Thanks,



Kris Baxter MCIAT, C.Build E FCABE, ICIQB, OCDEA, AaPS
Founder & Creative Director

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From: Grant, David
Sent: Thursday, May 26, 2022 11:05 AM
To: kris.baxter@studio11architecture.co.uk
Subject: Land off Thary Lane H17-0357-22

Dear Kris,

Please see below comments received thus far in relation to the application as requested.

I apologise for the length of this email but I thought it appropriate to show you the level of objection to this application from 9 members of the public.

"Considering there are 61 houses to be built on the first field, I fail to see why on the only little green space that is left for wildlife to flourish should once again be given over to bricks and mortar. The little birds living in the hand clipped thorn hedges will disappear with the deer, squirrels, and Woodpeckers. Surely we have overstocked Surfleet now and Thary Lane is so narrow, if you meet oncoming traffic you can be in the dyke before you know it, and this lane is used daily by large tractors, who have no alternative than to ask you to back up. How can you let this happen with 61 houses already being built, Someone has gone completely mad. DISGUSTING."

"This is ridiculous that planning keeps being given for houses off Coalbeach Lane south & Thary Lane this is nothing more than a single track road & you have already somehow granted 70+ houses, which I'm really not sure how the road is going to cope with all the extra cars coming in & out of the new estate let alone another site further along. I can only think these housing sites are giving the council something as intelligence has. It been used in the granting of the planning here !!!!"

"Have we not got enough houses being built on the adjoining field, is 60 not enough. This little lane Coalbeach Lane South, is even narrower than it was in the past, because a ditch was filled in, where it used to take any flood water. Thary Lane is another big problem. Not only is it just about one car wide, there are dykes either side, no footpath, so like I have experienced, if you are not careful, you may be knocked over by passing traffic. This lane is also used by Snaith Flowers who own fields either side of the Gosberton Slip Road, where they come down on a regular daily basis several times a day with loaded tractor and trailer full of flowers. If you meet them, you have no choice other than to back up to a suitable place and let them pass. I can also see, when these 60 houses get built, because the new A16 road is very heavy with traffic day and night, Thary Lane is going to be a rat run where people wanting to get onto this A16 will go down Thary Lane and onto the slip road, to get to the roundabout which will be better access to the main road. Then anyone trying to walk their dog had better watch out or someone will be killed. What would be the point of putting another 6 houses in this little field, what has been used purely for animals lately. Some of the trees may have a preservation order on, and a Lime Tree that was there has now gone. The hedge used to be hand cut, and not when the birds were nesting, it was planted years and years ago by the late Mr Freddy Glenn, who loved the field, and now the little birds sit on top of the hedge which is lovely. We also have squirrels, woodpeckers, and deer which use this as a hiding place. How anyone, (builder or not) could destroy such a tranquil little place I will never know, it must all be down once again to money. We talk about the environment, and making it better for our children so why take a little bit of nature, that is needed, for the wildlife. When the bricks and mortar have been put in place, then it will be too late. SAVE THIS FIELD."

"Regarding the above application we have serious and major concerns. Firstly our water supply comes across the proposed land, is this to be rerouted? Previously this has been deemed too expensive to do will this differ this time around? We were also led to believe that no further planning would be put in for application in this area due to the effect on the villages infrastructure, why has this now changed? The supporting infrastructure has not altered yet more houses are being built. The road (Thary Lane) is not suitable for the increased amount of traffic, it is already over used and its condition is suffering. Has this been taken into consideration? We are also extremely concerned as the current work being completed at the Glenfields site is flouting guidelines set out in the planning application with work vehicles blocking Thary Lane which they are not supposed to use. Surely building on this land is going to cause more traffic and blockages on a road that is already being used when it is prohibited. The current situation does not fill us with hope for this application as many factors have not been considered in this rushed application. We would appreciate some reassurance that procedures will be followed or even better the application denied."

"Firstly I believe 6 proposed homes to be built on this site is too many, there has already been passed 60 homes a few hundred yards away from this proposed development in Colbeach Lane which will be on average 120 car movements as most people have two cars and most of these will go up Thary Lane during the day, the proposed entrance for this development is in Thary Lane. Thary Lane is not built to take construction vehicles and additional car movements as a narrow lane. There is not the infrastructure to support more homes, the trees on this site in Thary Lane have preservation orders even though its always stipulated they should be protected the roots will still have major disturbance and established wildlife and fawn will be destroyed and never replaced (as from what I can see when new developments are completed no trees/shrubs are planted to replace the loss). The area around this development is bungalows so why is there no other alternative to this infill site, can bungalows not be considered, surely these can be developed to allow for flooding if planning requires and would be better addition to the area. Therefore I object to this application on the above basis I appreciate Surfleet needs homes like all parts of Lincolnshire but at present appears to be centralised in one location and on one specific housing design with no

character /thought for the surrounding areas , Please seriously think about the long term implications on more houses on this site and the impact of the buildings/people living around it and what other issues these homes will have on the surrounding areas and the support people living in these home will require from the already stretched community budgets.”

“We wish to object on the following grounds: Traffic generation in a very small rural lane, especially during construction. The current construction site takes no notice of planning restrictions and regularly have deliveries using Thary Lane illegally and block both Thary and Coalbeach Lanes. This development is by the same developer and will know doubt use the same construction teams. Highway safety again in a small lane with several children and no footpaths. At least a dozen mature trees and probably fruit trees will be lost. The original architects planning stated that there is a bus stop within 150m, there is, but no buses use this route. the closest route is a 20min walk away, therefore no local commuter routes meaning more traffic. No amenities in the village, just 1 shop and 1 small school. These extra houses will put further strain on schooling levels and GP's, which are nearly impossible to get appointments in (Gosburton) Area described as garden area, when in fact it is a grazing padock with sheep and cattle stored. We were told that a covenant was on the land as a farmers wife had been buried there. Has this been looked in to? There will be properties overlooking several houses in the vicinity”

“We appreciate that development has to continue in all areas. As you are aware that 62 dwellings are already under construction to the other side of our property which means we would in theory now be encased completely! This isn't by any means our main concern. It is the actual volume of traffic that the 62 properties will generate in the first instance onto Coalbeach Lane South. This is a narrow road in sections leading onto a single track lane onto Thary Lane. How on earth will these lanes cope with the volume of impending traffic? There are dykes either side of Thary Lane where vehicles already have to manoeuvre onto the grass verges in order to pass each other somewhat precariously I might add! At best we can expect at least 60 + vehicles entering Coalbeach Lane at any given time. That is a conservative estimate I might add due to most households having at least 2 vehicles therefore a possibility of 120! Another 6 large properties added to this would increase the traffic even further. It's not only the significance of the traffic, it's the fact that green space is becoming so rare now that every space is being utilised for housing. Surfleet has very little in the point of amenities. Where are the children going to be schooled? Clearly the village school cannot cater for many more therefore they will have to travel further afield. Hardly economical or environmentally considerate really. I urge you to reconsider this proposal wholeheartedly and think of the long term complications that may arise.”

“For the purpose of this letter, we are going to refer to the above refence number and its location as Site A. In relation to site A and Surfleet village, we have reviewed the following documents.

- Application for planning permission, signed by Kris Baxter on 31/03/2022
- Thary Lane Design and Access statement, dated March 2022
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- Design and Access Statement in support of an application for residential development on land at Walnut Tree Field, Coalbeach Lane South, Surfleet 1132 1 DAS RJCD January 2015.
- Application for planning permission H17-0300-18 dated 27/03/2018.
- BS5837 Tree Survey for land to the east of Coalbeach Lane, Surfleet dated 12/11/2014 • Updated tree report letter dated 24 March 2018 Ref: Walnut Tree Field After reviewing the above documents and discussing our personal experiences of living in this area since 4thth December 2017, we wish to object to the development of site A. Our reasons for objecting are on grounds of Highway Safety, Appearance to the area and the impact of existing wildlife, trees and hedges.

1. Safety

- Thary Lane has 2 speed limits, the majority is 60mph, changing to 30mph on a blind bend.

- Thary Lane is a rural lane, used for running, walking, horse riding and cycling. Thary Lane is a single width carriageway, there are no passing places, no turning circles and no footpath. It has no speed bumps, rumble strips or signs stating hidden driveways.
- Thary Lane properties known as 1, The Gables and Thary Farm all have restricted visibility when leaving their property by motor vehicle and foot. Our own personal experience of leaving Thary Farm by motor vehicle is to turn off the radio and heating / air conditioning, ask our passengers to remain silent and to lower the front windows. We then listen to the road as we cannot see in either direction.
- Thary Lane is not straight, the majority of it has dykes on both sides and it has a number of blind spots where you cannot see what is around the corner. This is made particularly bad in the Spring and Summer months when grass height in the dykes and next to the lane is tall. The dyke edges on both sides of Thary Lane are in places collapsing from the weight of motor vehicles that pull onto them to allow on coming traffic to pass by. Where it is not collapsing, there is a step in height, the road is not the same level as the dyke edges.
- The new entrance point to Site A is too close to the junction of Thary Lane and Colbeach Lane South, this is a blind bend, people pulling out of site A will have no visibility of cars turning left off Colbeach lane South onto Thary Lane and visa versa.
- The existing Colbeach Lane South housing development is already placing pressure on Thary Lane and it's users, some incidents over the past 2 weeks include, the road surface being damaged by digger tracks, the road being obstructed for half an hour by a stationary lorry and 3 vehicles containing 5 children between the ages of 1 and 7 were forced to reverse along Thary lane and onto the dyke edges / into residents driveways to let a construction vehicle through. Colbeach Lane South has also seen construction vehicles obstructing the road and vehicles waiting.
- With no footpath, no kerbside and no designated area for waste disposal within Site A, we have concerns that bags and wheelie bins will be left in the road on Thary Lane and Colbeach Lane South.
- We feel the speed limit along Thary Lane should be 30mph from start to end and that motor vehicle usage should be kept to what is currently essential. More motor vehicles to the area should be discouraged.
- 2. Appearance to the area and impact on existing wildlife / trees
- Site A, is currently part grazing land for livestock (sheep and on occasion cows too), the remaining part is home to grass and mature trees. It offers a view out to the west where there is further countryside / arable land and superb sunsets. The front of the site is an established hedge row approx 40 meters long with no gaps in it. The site attracts wildlife, we can confirm personal sightings in and around State A of Fox, Muntjack Deer, Roebuck Deer, Pheasant, Sparrow Hawk, Green woodpecker, Great spotted woodpecker, Duck, Squirrel, Rabbit, Hare, Grass snake, Bat, Heron, various wild and garden birds including Sparrows. These views / animals are pleasant to see and listen to. The trees and hedge row add to the rural character of the area.
- We would question if there are Newts in this area as we have Newts in our own garden. There are ponds at both Thary Farm, Thary Lane and number 18 Thary Lane. Would a Newt survey be required due to the location of Site A and these ponds?
- Thary Lane is a historical area with a cottage / ex farm house known as Thary Farm, this domestic address is greater than 300 years old and maintains some original features.
- We understand the property known as The Orchards at 22 Colbeach Lane South which neighbours onto Site A is also of age.
- Several properties in the area surrounding Site A have large gardens, The Orchards at 22 Colbeach Lane South, Willow Lodge on Thary Lane, Thary Farm on Thary Lane and 18 Thary Lane to name a few. Given all of the above, we do not feel 6 domestic homes with domestics gardens, along with hard standings for 24 motor vehicles would enhance the appearance of the area, or maintain it's current rural community. Nor do we feel modern style homes with smaller gardens would be in keeping with the area. We feel this Site A should be preserved and development should be discouraged. In addition to our objections. We would also like to make the following comments.
- Site A sits outside of the existing South East Lincolnshire settlement plan for Surfleet.
- Please consider the accuracy of information within the Application for planning permission, signed by Kris Baxter on 31/03/2022. These may be innocent errors, however, we would like to draw attention to the below:

Existing use? The applicant answered: Domestic garden. We would describe Site A as a small field used for grazing with an area of woodland and large established hedge approx 40 meters long with no gaps.

Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the landscape character? The applicant answered: No. We believe there are protected trees in Site B and at Willow Lodge, Thary Lane. The Tree reports for Site B state there is a moderate potential that Bats roost in the trees. The hedgerow running along site A with Colbeach Lane South / Thary Lane is a habitat for Sparrows.

Is your proposal within 20 meters of a watercourse? The applicant answered no. There is a dyke that flows from in front of Willow Lodge, Thary Lane, goes under the road and opens back out in front of number 30 Colbeach Lane South, this dyke is within 20 meters of the Site A boundary line.

Waste collection? The applicant states sacks are then brought out to the kerbside on the day of collection. There is no kerbside on Thary Lane or on this part of Colbeach Lane South.

Certificate of ownership – Certificate B declaration. "I have given requisite notice to everyone". The applicant has ticked this box and listed the addresses of everyone notified, Callum Lewis, the sheep farmer is not listed. Please also consider the accuracy of information within the Thary Lane, Surfleet Design and Access statement, dated March 2022. Page 6 states 'the area was previously used as a garden space', We have not know this as a garden space. The images attached are old and the area does not look like this at present. Page 6 states 'see page 9 image 10' for examples of infill sites and backland developments. There is no image 10 on page 9. Page 6 states 'there is a footpath that runs along Colbeach lane, near the site. The footpath along Colbeach Lane South is on the opposite side of the road to site A and ends outside 17 Colbeach Lane South and before the entrance to Pinkthorne Close. We do not consider this as near site A. Page 7, Image 6, showing properties to the left of the site. These are around the corner from Site A. They are 32, 34 and 36 Colbeach Lane South. Page 7, Image 10, showing properties opposite side. These properties are not opposite site A. They are 15 and 17 Colbeach Lane South. Images 13, Showing properties to the right of the site. This an address on Station Road, Surfleet. Page 7, All of the Colbeach Lane South properties opposite Site A, the 2 properties either side and Thary Farm, Thary Lane are not included. It is unclear if they have been taken into consideration when designing the style of house and garden size? Page 9, Image 16 shows new dwellings along Thary Lane. These are numbers 32, 34 and 36 Colbeach Lane South, they are not new. Page 11, states that Thary Lane has a speed limit of 30mph. Thary Lane has 2 speed limits, most being 60 mph the rest 30 mph, the speed limit changes on a blind bend visible if you stood in the road between Thary Farm and numbers 16 and 18 Thary Lane. Page 14, states, we have complimented the existing built character and environment, by using similar materials and detailing. We have also done this by providing plot of similar scale to those surrounding the development site.

We refer back to the question above, were all of the Colbeach Lane South properties opposite Site A, the 2 properties either side and Thary Farm, Thary Lane taken into consideration? Page 16, states, given all of the above, it is concluded that the proposed development is in line with national and local planning policy and will enhance the character and appearance of the area. We do not feel they are in line with the following documents, their findings and the information stated within them;

- South East Lincolnshire Local Plan 2011 – 2036 Adopted March 2019, Map 23
- South East Lincolnshire Local Plan 2011 – 2036 Adopted March 2019, text - Infrastructure requirements, constraints and mitigation - Housing Allocations in Surfleet
- Surfleet Neighbourhood Plan Consultation Analysis Report Undertaken by Community Lincs April 2018 Personally we do not feel the development will enhance the character and appearance of the area."

"There are many mature trees on this site and I fear many will be lost if this development goes ahead. These trees are healthy specimens which support a variety of wildlife. The established and mature hedgerow that surrounds the site and which itself supports wildlife is also of concern, though the current plans do suggest that this will remain intact. The loss of this vital habitat can not go unchallenged in these pro eco times. Not 50 paces away from this site down Coalbeach Lane South, work has recently begun on the building of 60 houses at Glenfields site. Access away from these properties will be out onto Coalbeach Lane South, a lane barely wide enough for two average sized cars to pass each other. Passing of traffic on Thary Lane is only obtainable by one vehicle leaving the road onto a grassy bank. These lanes were built to accommodate horses, dog walkers and the occasional tractor. Not the amount of potential traffic that is planned and inevitably going past my house. Most worryingly, the application site is outside of the defined settlement limits of Surfleet but you have deemed the development as seen to constitute "infill", having already used 'backfill' in previous developments in the area. My understanding of 'infill' is the term is commonly used for plots in an urban or village setting that occupy a gap in the street scene, not a 0.48 hectare field. These are my concerns for the proposed building of 6 houses off Thary Lane (Ref: H17- 0357-22). I hope you will at least take the time to read them and hopefully take them on board. I hope you will be sympathetic in your decisions. Surfleet is very much a village location still, I hope over development won't spoil this."

Kind regards,

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