

10<sup>th</sup> January 2023

The Chief Planning Officer  
South Holland District Council  
Priory Road  
Spalding  
PE11 2XE

Dear Sir/Madam,

During the public meeting the parish council organised regarding Boston Road Sink Hole; it became evident that our parishioners' main concerns revolve around the significant number of houses being built in our town, compared to its size, and the pressure this is causing, and will continue to cause, on our aging infrastructure.

We are aware that within the Southeast Lincolnshire Local Plan there has been a large number of housing allocated for our town, which is proportionally more than other surrounding towns and villages. Despite this, two further sites of over 250 houses, that are outside of the settlement boundary and not included within the housing allocation, were awarded planning permission. The majority of this allocated development is either underway or planned to start in the near future. Because of this, Holbeach Parish Council feels the conversation around development in Holbeach needs to rapidly move onto how infrastructure will develop to meet the needs of our growing town.

Developments, if managed correctly, should bring opportunities to an area, and provide funding to improve infrastructure. However, at present the majority of the public perceive there are only negative implications of housing development. These negative perceptions have only been exacerbated by the significant problems we have had with drainage and sewage networks, and roads over the past few years.

As a council we appreciate that improvements to infrastructure are long term projects and can only be implemented after developments have been approved; due to how the funding is received through the S106 process. There has been a significant amount of time and money spent on devising strategies to improve the town's infrastructure; however, a lack of tangible improvements to date coupled with the continued sanctioning of reductions in affordable housing allocations and additional developments outside the building line, creates distrust between local people and authorities.

Housing must meet the needs of local people first. We live in an area with comparably low average income, and many working people cannot afford to buy a house within the local area. If local people can't afford to stay, we will be faced with more outmigration of working people, which will only damage our local economy. Affordable housing is being reduced on nearly every development within Holbeach, based on the justification that it is not viable for the developer. If this were only happening occasionally, then it would be easier to understand the justification for approving these applications, however, these reductions are becoming the norm for every new development. As a council we feel that if a development cannot meet the needs of our local people by providing sufficient numbers of affordable housing, it should not continue. In simple terms, if it's not viable, don't build it!



Clearly these are significant problems that one authority alone can't solve, but we feel the first thing to be done is to get transparency around this issue, so that members of the public are aware of how much money is allocated and/or been spent and what plans are there for improvements to infrastructure within Holbeach.

Therefore, we would like to ask the following questions under the Freedom of Information Act 2000:

- How much money has been agreed upon, and for what sectors, within the S106 agreements for all developments in Holbeach included in the Southeast Lincolnshire Local Plan and any additional development given approval?
- What is the percentage of developments in Holbeach that have received approval for reducing their S106 contributions? Developments meaning: all developments in Holbeach included in the Southeast Lincolnshire Local Plan and any additional development given approval.
- What is the total value of approved reductions in S106 agreements for developments in Holbeach, and how many affordable houses will not be built as a result of these reductions? Developments meaning: all developments in Holbeach included in the South East Lincolnshire Local Plan and any additional development given approval.
- How much money has been spent from revenue of S106 agreements from developments in Holbeach, and what has this money been spent on? Developments meaning: all developments in Holbeach included in the South East Lincolnshire Local Plan and any additional development given approval.
- How is infrastructure planned to improve within Holbeach, what is the timescale for each improvement. Infrastructure meaning: (foul and storm water drainage, roads, telecoms, gas, electricity, healthcare, schools, open spaces, and community facilities)

We thank you in anticipation and we look forward to hearing from you.

Yours faithfully



Jan Hearsey – Clerk

For and on behalf of Holbeach Parish Council