

Indicative Masterplan



Open Space

New developments require open space to fulfil a number of roles, including:

- Visual amenity
- Habitat for wildlife
- Formal and informal recreation and play
- Footpaths and cycling
- Drainage
- Noise attenuation

The key strategic approach has been driven by the need to provide noise buffers to the A151 and the A17, which could also include screening planting to the development and incorporate footpaths and cycle links. Public paths are also promoted along the banks of the water courses through the site, watercourses which also play a vital role as wildlife habitat and in draining the new development. Along these spines are located a number of play areas to act as focus for activity.



Access

The development will in large part served from a new road between Spalding Road and the A151. Only the first phase of development, to the North East of the site, will be served from the roads in the adjacent development. An access point for emergency vehicles will be provided from the wider site into the first phase of development, otherwise access between the two areas will be restrict to walking and cycling.

Northons Lane will be closed off to vehicles as part of the development. Existing properties will be accessible along Northons Lane but no new through traffic will go down that route, although Northons Lane will remain as a pedestrian and cycling route.

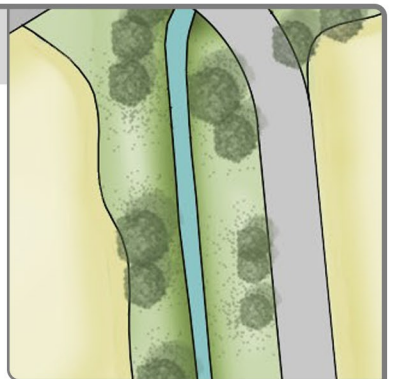
Welbourn Lane West, which accesses Distillery Farm, will also be closed as part of the development, but not before alternative access is provided. Pedestrian links will be provided into the existing development, to make the new development feel like an effective part of Holbeach. Pedestrian and Cycleway links will be provided to and around the new development, linking Holbeach, the new development and the Food Enterprise Zone.



Drainage

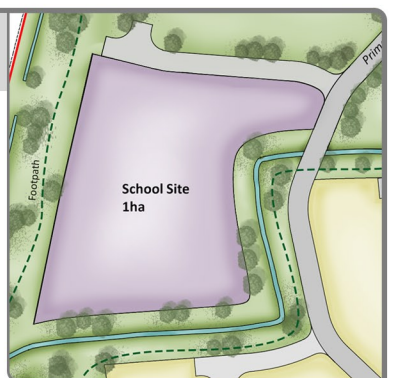
Although shown in the Environment Agency indicative flood plain the site is not considered to be at significant risk of flooding from external sources. Only in the longer term is there an extreme risk of flooding. In order to mitigate the impact of this longer term risk some parts of the site will be subject to land raising, to take the new properties out of flood risk.

The key concern for this development is the potential offsite risk. As such the drainage system of the new development will be designed to ensure that rain water will be held on site, in soakaways, underground or surface reservoirs or oversized pipes. This will ensure that water discharging into the watercourses on site will not increase beyond those levels experienced at the current time.



School Site

The school location is chosen to be accessible to the new development, whilst also seeking to protect some of the archaeological remains. The proposed site has been subject to positive discussions with the County Council. The new school is expected to serve the new development and not the wider town.



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