



Butterwick

Minor Service Centre

- Proposed Settlement Boundary
- Local Employment Site
- Specific Occupier Site
- Potential Housing Site
- Recreational Open Space
- Green Infrastructure



Identifying potential housing sites in Butterwick

The Requirement - the emerging Local Plan seeks the development of approximately 70 dwellings at Butterwick between 2011 and 2036.

Completions – 3 new homes were built in Butterwick between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 2 dwellings in Butterwick. There is no evidence to suggest that these planning permissions will not be implemented during the Plan period.

Residual requirement - thus, the identification of land to accommodate approximately 65 dwellings is required.

Education – the County Education Department has commented that there is a lack of local capacity at primary level, but potential to expand. At secondary level, there may be some small capacity to cope with development of this scale.

Flood risk – the Environment Agency has made the following comments:

- Allocations in areas of hazard would need to ensure that finished floor levels (FFL) are raised to the appropriate level with additional flood resilient construction incorporated into proposals. Developers would need to confirm that they can achieve the required mitigation and that their proposals would still be deliverable.
- Flood Risk Mitigation Policy to ensure 'safe' development. FFL should be informed by the predicted flood depth maps and set as required below:
 - depths of >1.6m It is unlikely that mitigation measures would prevent flood water from entering the building at ground floor level. Therefore, proposals must be a minimum 2 storey with no ground floor habitable accommodation. The first floor living accommodation shall be above the highest predicted flood depth.
 - depths of 1-1.6m Proposals must be a minimum 2 storey, with FFL set a minimum of 1m above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level, demountable defences to 600mm above FFL.
 - depths 0.5 - 1m FFL to be set 1m above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level, (single storey proposals must consider the 0.1% +climate change event for setting FFL).

Anglian Water has commented that the capacity of the surface water network has major constraints, and that all developments should seek to reduce flood risk and incorporate Sustainable Drainage Systems (SuDS). They indicate that surface water may not be discharged to the public foul sewerage network, and that no new surface water flow will be permitted to discharge to the combined network.

Sewage Treatment – The Environment Agency has commented that the Fishtoft Water Recycling Centre (Sewage Treatment Works) has capacity for 3,703 houses.

Anglian Water has commented that both the Water Recycling Centre and foul sewerage network have capacity available to serve the proposed growth.

Water Supply – Anglian Water has commented that, whilst water resources are adequate to serve the proposed growth, upgrades to the supply network may be required to serve the majority of the sites.

Developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Butterwick which:

- do not have a residential planning permission (or are not subject to a Committee resolution to grant permission);
- are assessed as developable, or are undevelopable only as a consequence of availability issues; and
- will deliver 10 or more dwellings.

	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
But004	3a	Danger for most	0.50m to 1.0m	21	<ul style="list-style-type: none"> • lowest flood risk • some impacts on the area's character, but these would not be unacceptable • the existing employment use on the opposite side of Benington Road means that protection would need to be built into the design and layout of any development on this site • may require upgrades to the water supply network • highway improvements will be required – a new footway, formal drainage system, and street lighting • No developer involved
But019	3a	Danger for most	0.50m to 1.0m	44	<ul style="list-style-type: none"> • lowest flood risk • relates well to the village, & is largely screened from view • highway improvements will be required – a frontage footway into the village • no developer involved • only 30% of the site has been confirmed to be available for development
But002	3a	Danger for most	1.0m to 2.0m	21	<ul style="list-style-type: none"> • redevelopment brings the potential for environmental improvements • not available until after 2022

					<ul style="list-style-type: none"> • poorer flood risk – greater depth • redevelopment would involve the loss of employment land, although its scale means that this is unlikely to have adverse economic effects • site layout will need to take account of a water main and sewer which cross the site • a new frontage footway along Sea Lane will be required • site clearance costs may impact on viability • no developer involved
But003	3a	Danger for all	1.0m to 2.0m	23	<ul style="list-style-type: none"> • almost no impact on the area's character • improvements to Watery Lane will be required – widening and a new footway • may require upgrades to the water supply network • poorest flood risk • no developer involved
But020	3a	Danger for all	1.0m to 2.0m	15	<ul style="list-style-type: none"> • owned by a house-builder • no adverse effects on the area's character • the Highway Authority has adopted Peter Paine Close right up to the site boundary, so there should be no ransom strip • may require upgrades to the water supply network • poorest flood risk