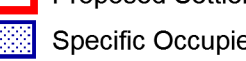







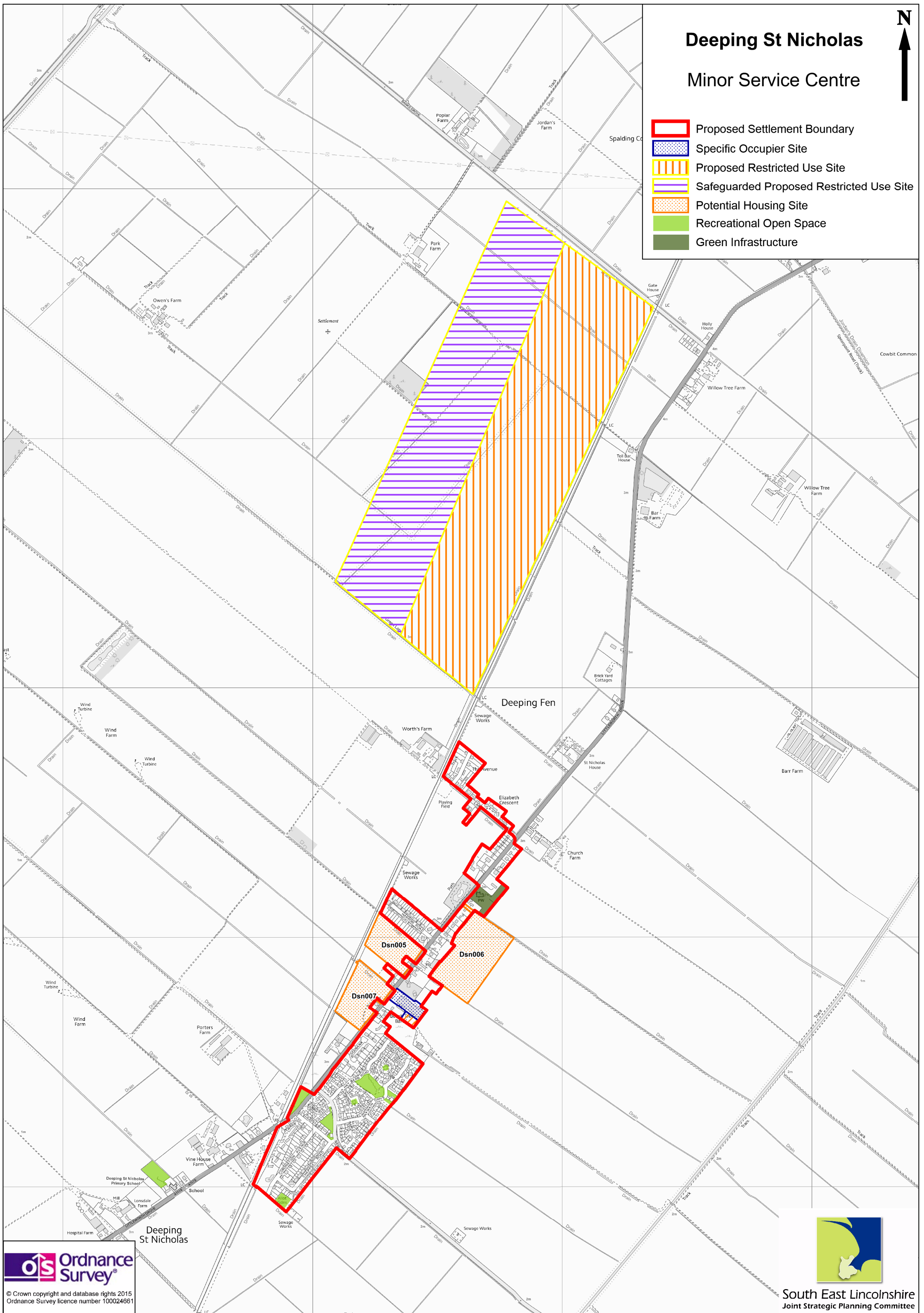


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|---|--|
|  | Proposed Settlement Boundary |
|  | Specific Occupier Site |
|  | Proposed Restricted Use Site |
|  | Safeguarded Proposed Restricted Use Site |
|  | Potential Housing Site |
|  | Recreational Open Space |
|  | Green Infrastructure |



Identifying potential housing sites in Deeping St Nicholas

The Requirement - the emerging Local Plan seeks the development of approximately 100 dwellings at Deeping St Nicholas between 2011 and 2036.

Completions - Two new dwellings were built in Deeping St Nicholas between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for two dwellings in Deeping St Nicholas and there is no evidence to suggest that these dwellings will not be built during the Plan period.

Residual requirement - thus, the identification of land to accommodate approximately 96 dwellings is required.

Education – the County Education Department has been consulted and has commented that Deeping St Nicholas has a lack of capacity at primary and secondary levels but the primary appears to have some ability to expand.

Flood Risk– the Environment Agency has been consulted in relation to the submitted sites for Deeping St Nicholas and has made the following comments:

- No hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. No apparent hazard from tidal sources but other forms of flooding need investigation - in particular South Drove Drain (Consult Welland and Deepings IDB).
- Consult IDB to ascertain if there is a risk from its Drains. FZ3a allocations would need to pass the NPPF Exceptions Test.

Welland and Deepings IDB have advised there is no specific risk from our drainage system which requires highlighting for Deeping St Nicholas. Some sites are adjacent to the Boards watercourses and therefore our bye laws apply. In line with current recommendations the use of Sustainable Drainage Systems should be considered as a first approach to dealing with surface water run off. The Board would have to agree and give prior approval for any surface water flows above its designed Greenfield run off rate of 1.4litres/sec/Ha to its system.

Anglian Water has commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.

Sewage Treatment – This is a Local Authority & AWS water recycling centre.

The Local Authority data is:

Site Name	Total Number of properties connected	Consented discharge volume	Capacity (cubic m)	Present load	
Chappell Road	85	33.00	44.9	45.63	These sites suffer from a high level of surface water ingress
Campaigns Lane	33	54.50	34.02	40.41	
Harrow Road	36		12.25		

Carrington Drive	31	17.30	22.86	16.65	
Littleworth Drove	5	n/a	3.92	3.15	

Anglian Water has commented that the water recycling centre has capacity for two sites but one site places major constraints upon it. The foul sewage network requires some upgrading to serve the proposed sites.

Water Supply – Anglian Water has commented that there is adequate water capacity to meet the proposed development but the supply network would require upgrading for all sites.

Deliverable and developable sites

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

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

Sequentially preferable sites

Site	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Dsn005	3a	No Hazard	No Hazard	56	<ul style="list-style-type: none"> • Low flood risk • 100% available • Fits into existing development pattern marked by railway and Harrow Road • Waste water network has capacity for this site • Foul sewage network requires upgrading for this site. • Close to railway line and thereby could suffer noise disturbance • No developer involved
Dsn006	3a	No Hazard	No Hazard	126	<ul style="list-style-type: none"> • Low flood risk • 100% available • Foul sewage network requires upgrading for this site. • Pushes out into countryside with a similar depth to Harvester Way but is detached from it and relates less well to existing development pattern • No developer involved • Waste water network does not have capacity for this site
Dsn007	3a	No	No	64	<ul style="list-style-type: none"> • Low flood risk

		Hazard	Hazard		<ul style="list-style-type: none"> • 100% available • Fits into existing development pattern marked by railway and Harrow Road • Waste water network has capacity for this site • Foul sewage network requires upgrading for this site. • Close to railway line and thereby could suffer noise disturbance • No developer involved
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Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 246 dwellings.