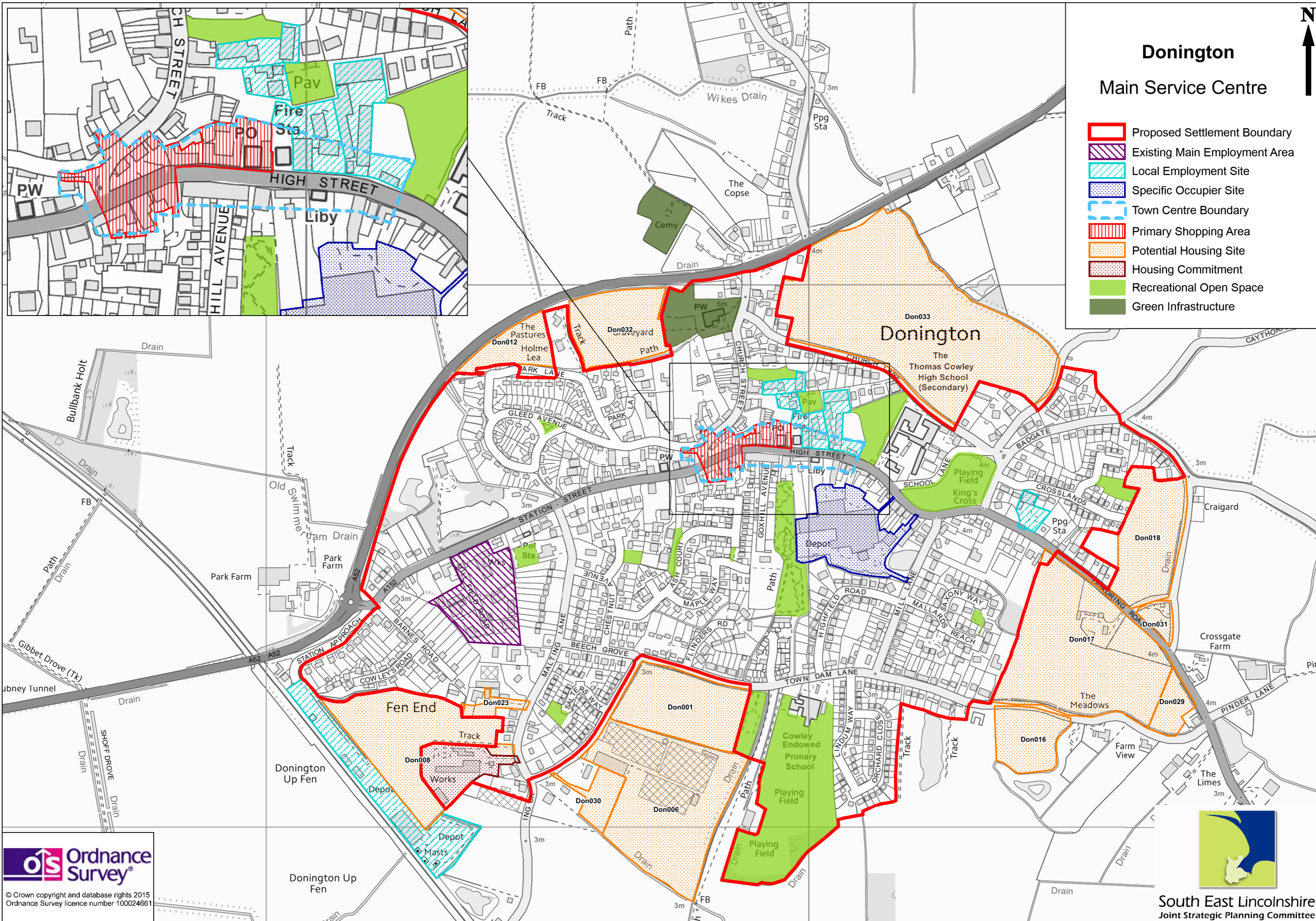




- Proposed Settlement Boundary
- Existing Main Employment Area
- Local Employment Site
- Specific Occupier Site
- Town Centre Boundary
- Primary Shopping Area
- Potential Housing Site
- Housing Commitment
- Recreational Open Space
- Green Infrastructure



## **Identifying potential housing sites in Donington**

**The Requirement** - the emerging Local Plan seeks the development of approximately 500 dwellings at Donington between 2011 and 2036.

**Completions** - 38 new homes have been built in Donington between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2015.

**Commitments** – as at 31<sup>st</sup> March 2015, planning permission was outstanding for the construction of 65 dwellings in Donington, 4 of which are currently under construction, including the following sites which are assessed in the South East Lincolnshire Land Availability Assessment (SELLAA):

- Don 024 E & S Forklift Sales Malting Lane 51 dwellings

The SELLAA identifies that sites Don010 and Don024 are expected to be completed during the Plan period, and there is no evidence to suggest that any of the other planning permissions will not be implemented in the next five years.

**Residual requirement** - thus, the identification of land to accommodate approximately 397 dwellings is required.

**Education** – the County Education Department has been consulted and has commented that Donington has a lack of capacity in primary or secondary levels. The primary school appears to have potential to grow. The secondary school would need careful consideration to enable it to be expanded as on a constrained site.

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

- 5 sites in FZ3a but no hazard and no other obvious flood sources nearby (South Forty Foot Drain not likely to reach Donington).
- Allocation of these sites would need to satisfy NPPF Exceptions Test as they are in FZ3a

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** – the Environment Agency as commented that Donington water recycling centre has capacity for 653 dwellings. Anglian Water has commented that the water recycling centre has capacity for all but 3 sites. The foul sewage network would require upgrading for 9 of the 11 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 Donington 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   |
|--------|------------|---------------------|--------------------|----------|---|
| Don012 | 1          | No Hazard           | No Hazard          | 20       | <ul style="list-style-type: none"> <li>• Low flood risk</li> <li>• 100% available</li> <li>• The waste water and foul sewage network have capacity for this site</li> <li>• Potential noise from bypass</li> <li>• Access shared with Don032 and Gleed Avenue</li> <li>• No developer involved</li> </ul>   |
| Don018 | 1          | No Hazard           | No Hazard          | 52       | <ul style="list-style-type: none"> <li>• Low flood risk</li> <li>• 100% available</li> <li>• Fits into existing development pattern marked by existing highways</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• No developer involved</li> </ul>  |
| Don029 | 1          | No Hazard           | No Hazard          | 11       | <ul style="list-style-type: none"> <li>• Lowest flood risk</li> <li>• 100% available</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• The site is only appropriate if Don017 is allocated</li> <li>• No developer involved</li> </ul>  |
| Don032 | 1          | No Hazard           | No Hazard          | 64       | <ul style="list-style-type: none"> <li>• Lowest flood risk</li> <li>• 100% available</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• Potential noise from bypass</li> <li>• Access shared with 012 and Gleed Avenue</li> <li>• Access on corner of Park Lane might be compromised</li> <li>• No developer involved</li> </ul> |
| Don033 | 1          | No                  | No                 | 203      | <ul style="list-style-type: none"> <li>• Lowest flood risk</li> </ul>   |

|        |    |           |           |     |   |
|--------|----|-----------|-----------|-----|---|
|        |    | Hazard    | Hazard    |     | <ul style="list-style-type: none"> <li>• 100% available</li> <li>• Some of it may be required for school uses if the school requires extending</li> <li>• The waste water and foul sewage network require upgrading for this site</li> <li>• Water mains cross the site</li> <li>• It is a large site and will change the character of the area</li> <li>• No developer involved</li> </ul>       |
|        |    |           |           |     |   |
| Don001 | 2  | No Hazard | No Hazard | 53  | <ul style="list-style-type: none"> <li>• Low flood risk</li> <li>• 100% available</li> <li>• Fits into existing development pattern</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• With the adjacent sites is a large site</li> <li>• No developer involved</li> </ul>                                   |
| Don006 | 2  | No Hazard | No Hazard | 110 | <ul style="list-style-type: none"> <li>• Low flood risk</li> <li>• 100% available</li> <li>• Fits into existing development pattern</li> <li>• The waste water and foul sewage network require upgrading for this site</li> <li>• With the adjacent sites is a large site</li> <li>• No developer involved</li> </ul>   |
| Don030 | 2  | No Hazard | No Hazard | 12  | <ul style="list-style-type: none"> <li>• Low flood risk</li> <li>• 100% available</li> <li>• Fits into existing development pattern</li> <li>• The waste water and foul sewage network have capacity for this site</li> <li>• With the adjacent sites is a large site</li> <li>• No developer involved</li> </ul>   |
|        |    |           |           |     |   |
| Don008 | 3a | No Hazard | No Hazard | 52  | <ul style="list-style-type: none"> <li>• 100% available</li> <li>• Fits into existing development pattern</li> <li>• Waste water has sufficient capacity for this site</li> <li>• Foul sewage network requires upgrading for this site</li> <li>• Sewers cross the site</li> <li>• Worst flood risk</li> <li>• Potential noise from distribution site</li> <li>• No developer involved</li> </ul> |
| Don016 | 3a | No Hazard | No Hazard | 27  | <ul style="list-style-type: none"> <li>• 100% available</li> <li>• The site is well screened</li> <li>• Waste water has sufficient capacity for this site</li> </ul>  |

|        |    |           |           |     |  |
|--------|----|-----------|-----------|-----|--|
|        |    |           |           |     | <ul style="list-style-type: none"> <li>• Foul sewage network requires upgrading for this site</li> <li>• Worst flood risk</li> <li>• No developer involved</li> </ul>  |
| Don017 | 3a | No Hazard | No Hazard | 124 | <ul style="list-style-type: none"> <li>• 100% available</li> <li>• The waste water and foul sewage network require upgrading for this site</li> <li>• A large site</li> <li>• Worst flood risk</li> <li>• No developer involved</li> </ul> |

### ***Options***

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 728 dwellings.