



Fishtoft

Minor Service Centre

- Proposed Settlement Boundary
- Potential Housing Site
- Recreational Open Space
- Green Infrastructure



Identifying potential housing sites in Fishtoft

The Requirement - the emerging Local Plan seeks the development of approximately 50 dwellings at Fishtoft between 2011 and 2036.

Completions - 0 new homes were built in Fishtoft between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 0 dwellings in Fishtoft.

Residual requirement - thus, the identification of land to accommodate approximately 50 dwellings is required.

Education – the County Education Department has commented that there appears to be local capacity at primary level to accommodate this scale of housing. At secondary level, there is no capacity and the existing school has a constrained site area.

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.
- Fis046 is a 'dry island' in the 200 year event - consideration of safe/access & egress required.
- 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 surface water flow will be permitted to discharge to the combined network.

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

Anglian Water has commented that the Water Recycling Centre has capacity available to serve the proposed growth, but that enhancements to the foul sewerage network may be necessary to accommodate the development of several of the sites.

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 sites.

Developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Fishtoft 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
Fis046	3a	No hazard	No hazard	54	<ul style="list-style-type: none"> • lowest flood risk • this site is part of an agricultural field located to the rear of existing dwellings, and it can be developed with few impacts on the character of the area • the existing footway on the eastern side of the Gaysfield Road would need to be extended up to the site entrance • may require upgrades to the water supply and foul sewerage networks • its development would potentially meet the entire village's needs in a single site • there is a listed building immediately to the north of the site, but it is likely that adverse impacts could be prevented by careful design and layout • no developer involved
Fis040	3a	Danger for most	0.5m-1.0m	12	<ul style="list-style-type: none"> • the redevelopment of this haulage yard brings the potential for environmental improvements • poorer flood risk

					<ul style="list-style-type: none"> • may require upgrades to the water supply network • the costs of clearing/decontaminating the site may impact upon the viability of development • its development would lead to the loss of existing employment land, although its relatively small scale means this is unlikely to have adverse economic effects • no developer involved
Fis016	3a	Danger for all	1.0m to 2.0m	20	<ul style="list-style-type: none"> • this unused land is hidden from view behind existing homes, and it could be developed with few impacts on the character of the area • owned by a housebuilder • may require upgrades to the water supply network • poorest flood risk
Fis022	3a	Danger for all	1.0m to 2.0m	34	<ul style="list-style-type: none"> • this site is part of an agricultural field, & although its development would extend the village outwards into the countryside, views are available from the west only. Its development will not greatly harm the area's character • may require upgrades to the water supply and foul sewerage networks • its development would potentially deliver nearly 70% of the village's needs in a single site • poorest flood risk • no developer involved
Fis041	3a	Danger for all	1.0m to 2.0m	39	<ul style="list-style-type: none"> • this site is a visually-prominent agricultural field. Although its development would extend the village into the countryside, the site has a good relationship with the village's existing built-up area • may require upgrades to the water supply and foul sewerage networks • its development would potentially deliver nearly 80% of the village's needs in a single site • poorest flood risk • no developer involved