



Fleet Hargate

Minor Service Centre

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

Identifying potential housing sites in Fleet Hargate

The Requirement - the emerging Local Plan seeks the development of approximately 150 dwellings at Fleet Hargate between 2011 and 2036.

Completions - Six new homes were built in Fleet Hargate between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 10 dwellings in Fleet Hargate, including the following sites which are assessed in the South East Lincolnshire Land Availability Assessment (SELLAA):

- Fle017 Land to the north of Old Main Road 10 dwellings.

The SELLAA identifies that sites and 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 134 dwellings is required.

Education – the County Education Department has been consulted and has commented that Fleet Hargate has little capacity at primary level and a constrained site. The secondary school is full but may have some ability to expand.

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

- No comments - does not appear to be any potential flood sources nearby that could impact on settlement.
- Allocations in FZ3a will need reference to NPPF Exceptions Test.

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 has commented that Sutton Bridge water recycling centre has capacity for 3780 dwellings. Anglian Water has commented that the water recycling centre has capacity for all the sites and the foul sewage network would require upgrading for 4 of the 5 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 Fleet Hargate 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	
Fle003	3a	No Hazard	No Hazard	35	<ul style="list-style-type: none"> • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • The site is a little way out of the village. • The Fleet Road frontage would require a footway to link to the existing network. • Visibility when crossing Fleet Road north to south is constrained by a bend in the road and a hedge. • Sewers and water mains cross the site • Little Marsh Lane is unsuitable for vehicular access in its current form. • No developer involved
Fle010	3a	No Hazard	No Hazard	55	<ul style="list-style-type: none"> • Waste water has sufficient capacity for this site • The site relates well to the existing settlement • Access is satisfactory • Foul sewage network requires upgrading for this site • Sewers and water mains cross the site • No developer involved
Fle017	3a	No Hazard	No Hazard	10	<ul style="list-style-type: none"> • The site is well related to the existing settlement • The waste water and foul sewage network have capacity for this site • The site is mostly in the conservation area. This will reduce the number of dwellings the site might accommodate • No developer involved

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 100 dwellings.