





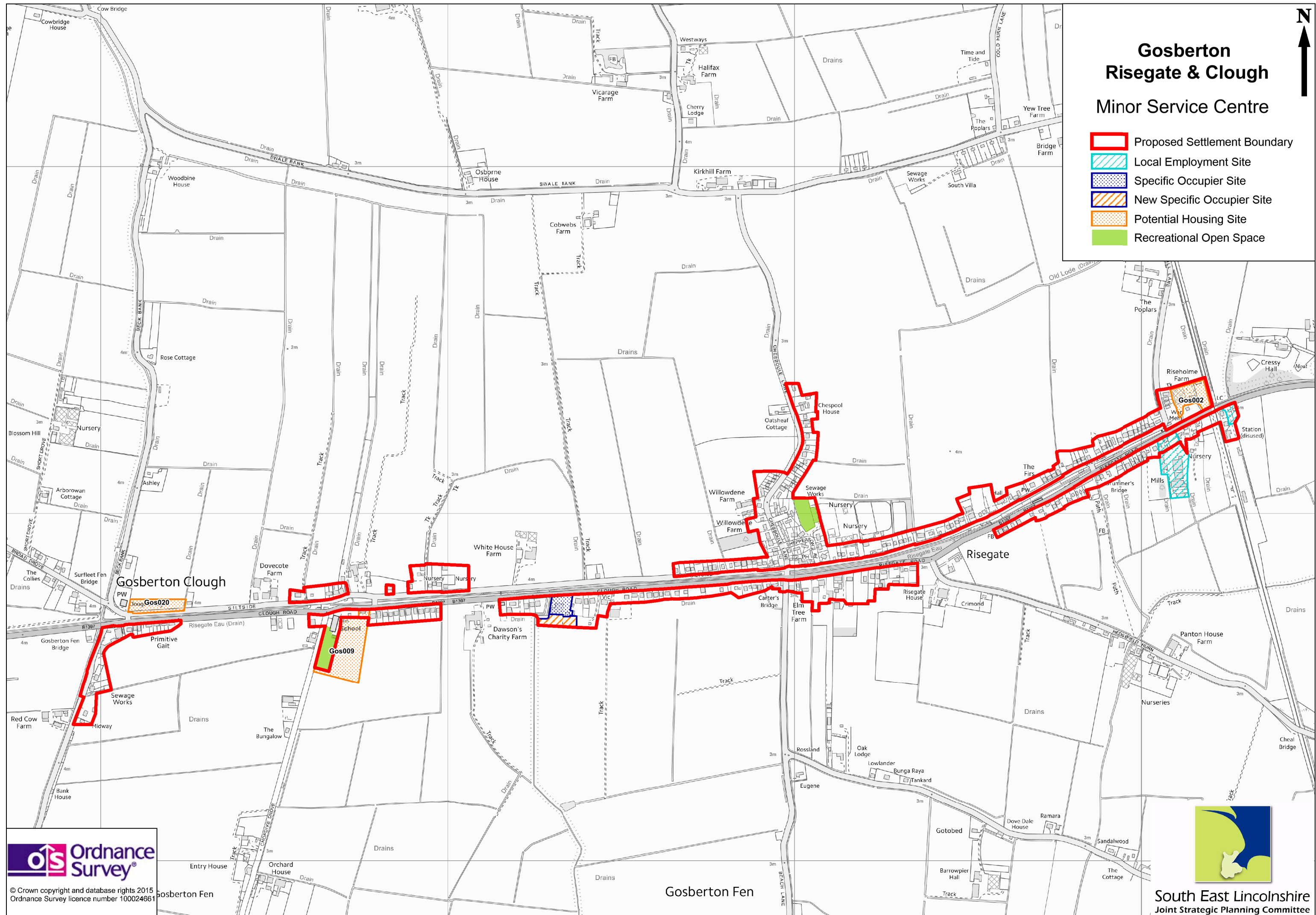


Gosberton Risegate & Clough

Minor Service Centre

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



Identifying potential housing sites in Gosberton Risegate and Clough

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

Completions - No new homes were built in Gosberton Risegate and Clough between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission were outstanding for the construction of no dwellings in Gosberton Risegate and Clough.

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

Education – The County Education Department has been consulted and has commented that Gosberton Risegate and Clough has little capacity at primary level but may have the ability to grow, but the secondary level is at capacity and constrained.

Flood Risk– the Environment Agency has been consulted in relation to the submitted sites for Gosberton Risegate and Clough 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/fluvial sources but other forms of flooding need investigation - in particular IDB Drain (Consult Black Sluice IDB for Clough, Welland & Deepings IDB for Risegate).
- Consult IDBs to ascertain if there is a risk from their Drains. FZ3a allocations would need to pass NPPF Exceptions Test.

Black Sluice IDB has advised which drains they manage and the management regime. Only one site may breach the 9m byelaw (Gos019). There may be some increase in surface water discharge to the Boards system, but with sustainable drainage this may be negligible. The Board also has no record of any recent flooding in the area.

Welland and Deepings IDB have advised there is no specific risk from our drainage system which requires highlighting for Gosberton Risegate. 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 water recycling centre. The Local Authority data is:

Site Name	Total Number of properties connected	Consented discharge volume	Capacity cubic m	Present load	
Shepperson's Avenue	34	n/a	40.59	19.62	This site has a poor compliance record

Anglian Water has commented that the water recycling centre has capacity for all of the sites and the foul sewage network has major capacity constraints for all sites.

Water Supply – Anglian Water has commented that there is adequate water capacity to meet the proposed development and the supply network would not require upgrading for the 3 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Gosberton Risegate and Clough 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
Gos002	2	No Hazard	No Hazard	13	<ul style="list-style-type: none"> • Low Flood Hazard • Behind existing development • Waste water has sufficient capacity for this site • Foul sewage network has major constraints for this site • Close to railway line and thereby could suffer noise disturbance • No developer involved
Gos009	3a	No Hazard	No Hazard	32	<ul style="list-style-type: none"> • Close to the school • Waste water has sufficient capacity

					<p>for this site</p> <ul style="list-style-type: none"> • Foul sewage network has major constraints for this site • A large site which will have some visual impact • Worst Flood Hazard
Gos020	3a	No Hazard	No Hazard	12	<ul style="list-style-type: none"> • The site is located on a road frontage and is between existing buildings. Visual impacts on the character of the countryside would be acceptable because there is frontage development opposite on Silt side. • Waste water has sufficient capacity for this site • Foul sewage network has major constraints for this site • Worst Flood Hazard

Options

The inclusion of all the sites as potential options would seem appropriate, and would collectively accommodate some 57 dwellings.