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- Gosberton**
Minor Service Centre
- Legend:
- Proposed Settlement Boundary
 - Local Employment Site
 - Specific Occupier Site
 - Potential Housing Site
 - Recreational Open Space
 - Green Infrastructure
- The map shows the Gosberton Minor Service Centre area, bounded by a red line. Key features include:
- Potential Housing Sites (Gos001, Gos003, Gos006, Gos023, Gos011, Gos014, Gos024):** Indicated by orange hatched areas.
 - Local Employment Site:** Indicated by a blue hatched area near the center.
 - Specific Occupier Site:** Indicated by a blue hatched area at the bottom center.
 - Recreational Open Space:** Indicated by green areas, including Gosberton House School and a playing field.
 - Green Infrastructure:** Indicated by dark green areas, including a park and a field.
- Other features include roads (e.g., CHAINTOFT LANE, WARGATE WAY, BELCHMIRE DIKE), drains, tracks, and various buildings and farms (e.g., Furston Lodge, Monks Hall, Lansdown House, Beech Tree Farm, Westhorpe Farm, Wargate Way Farm, Wargate Field, Wargate Field, Wargate Field, Wargate Field).
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Joint Strategic Planning Committee

Identifying potential housing sites in Gosberton

The Requirement - the emerging Local Plan seeks the development of approximately 300 dwellings at Gosberton between 2011 and 2036.

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

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 14 dwellings in Gosberton.

Residual requirement - thus, the identification of land to accommodate approximately 284 dwellings is required.

Education – The County Education Department has been consulted and has commented that Gosberton has a lack of capacity at primary and secondary levels and constrained site areas.

Flood Risk– the Environment Agency has been consulted in relation to the submitted sites for Gosberton 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 Welland & Deepings IDB).
- Consult IDB to ascertain if there is a risk from its Drains. FZ3a allocations would need to pass NPPF Exceptions Test.

Welland and Deepings IDB have advised there is no specific risk from our drainage system which requires highlighting for Gosberton. 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 the Environment Agency has commented that Gosberton water recycling centre has capacity for 600 dwellings. Anglian Water has commented that the water recycling centre has capacity for all of the sites and the foul sewage network has capacity for 1 site and would require upgrading for 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 of the sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Gosberton 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
Gos003	1	No Hazard	No Hazard	81	<ul style="list-style-type: none"> • Developer involved • Removes an employment site which can be a bad neighbour • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Sewers cross the site • Anglian Water has also advised the site is within the “Encroachment Advisory Zone” for the water recycling centre • The site wraps around a listed building
Gos001	3a	No Hazard	No Hazard	76	<ul style="list-style-type: none"> • Has residential development on two sides and relates well to the settlement • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Sewers cross the site • No developer involved
Gos006	3a	No Hazard	No Hazard	10	<ul style="list-style-type: none"> • Frontage development in character with that opposite • Waste water and foul sewage network has sufficient capacity for this site • Frontage trees may be affected by accesses • Anglian Water has also advised the

					<p>site is within the “Encroachment Advisory Zone” for the water recycling centre</p> <ul style="list-style-type: none"> • No developer involved
Gos011	3a	No Hazard	No Hazard	99	<ul style="list-style-type: none"> • Provides an extension to the existing playing field that meets the requirements of the development and the current under provision of the village • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • The development extends into the countryside but links existing development together • No developer involved
Gos023	3a	No Hazard	No Hazard	70	<ul style="list-style-type: none"> • The site is between existing frontage development on Bowgate and Gos003 • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Access from Bowgate may not be suitable and so it should be developed with Gos003 • Sewers cross the site • Anglian Water has also advised the site is within the “Encroachment Advisory Zone” for the water recycling centre • No developer involved
Gos024	3a	No Hazard	No Hazard	44	<ul style="list-style-type: none"> • The site is between existing frontage development and links them together • It is well related to the settlement pattern • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • No developer involved

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 380 dwellings.