Holbeach

Main Service Centre

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

HOLBEACH

Hob042
Hob035
Hob006
Hob048
Hob044
Hob013
Hob008
Hob011
Hob039
Hob002
Hob010
Hob032
Hob026
Hob004
Hob009
Fle015
Fle007

South East Lincolnshire
Joint Strategic Planning Committee

Identifying potential housing sites in Holbeach

The Requirement - the emerging Local Plan seeks the development of approximately 1750 dwellings at Holbeach between 2011 and 2036.

Completions - 68 new homes were built in Holbeach between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 136 dwellings in Holbeach.

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 646 dwellings is required.

Education – The County Education Department has been consulted and has commented that Holbeach has a lack of capacity to cope in primary or secondary levels. A new primary school is needed (one is proposed as part of the 900 dwellings scheme). 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 Holbeach and has made the following comments:

- Allocations in areas of hazard would need to ensure that finished floor levels are raised to the appropriate level with additional flood resilient construction incorporated into proposals. Developers would need to confirm that they can achieve required mitigation and proposal would still be deliverable. We also recommend consulting IDB to complete the picture of risk.
- Flood Risk Mitigation Policy to ensure 'safe' development. Requirements for Finished Floor Level (FFL):
    - <u>depths 0.5 - 1m</u> 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).
    - <u>depths of 0.25 - 0.5</u> FFL to be set 500mm above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level;
    - <u>depths 0 - 0.25</u> FFL to be set 300mm above ground level.

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 Holbeach water recycling centre has capacity for 2427 dwellings. Anglian water has commented that the water recycling centre has capacity for all but 3 sites and the foul sewage network would require upgrading for 8 of the 15 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 but 1 of the sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Holbeach 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
Fle015	3a	No Hazard	No Hazard	32	• **Lowest Flood Risk** • **Within built up area** • **Developer involved** • **Waste water and foul sewage network have sufficient capacity for this site**
Hob011	3a	No Hazard	No Hazard	70	• **Lowest Flood Risk** • **Waste water has sufficient capacity for this site** • **Foul sewage network requires upgrading for this site** • **The access would need to be located at the existing agricultural buildings provided adequate visibility can be achieved. Access in front of Maple Grove would not be acceptable. There is no footway on this side of Hall Gate.** • **Behind frontage development. It is only appropriate if Hob039 is allocated** • **Water mains cross the site**

					• No developer involved
Hob039	3a	No Hazard	No Hazard	96	• Lowest Flood Risk • Waste water has sufficient capacity for this site • Access arrangements appear to be suitable • Foul sewage network requires upgrading for this site • Behind frontage development • No developer involved
Fle007	3a	Low Hazard	0 – 0.25m	22	• Low Flood Risk • Within built up area • Waste water and foul sewage network have sufficient capacity for this site • The suitability of the site depends on how much land is available at the access to provide junction radii and visibility • No developer involved
Hob002	3a	Low Hazard	0 – 0.25m	900	• Low Flood Risk • Has planning permission, subject to legal agreement • Developer involved • Waste water and foul sewage network requires upgrading for this site
Hob009	3a	Low Hazard	0 – 0.25m	21	• Low Flood Risk • With adjoining land forms a suitably accessed extension to the settlement • Waste water and foul sewage network have sufficient capacity for this site • No developer involved
Hob010	3a	Low Hazard	0 – 0.25m	16	• Low Flood Risk • A small number of dwellings served from a private drive would be acceptable. The access has satisfactory visibility. • Waste water and foul sewage network have sufficient capacity for this site • No developer involved
Hob042	3a	Danger for some	0 – 0.25m	202	• With adjoining land forms a suitably accessed extension to the settlement • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Moderate Flood Risk, least depth • Anglian Water has also advised the

					site is within the "Encroachment Advisory Zone" for the water recycling centre • No developer involved
Hob004	3a	Danger for some	0.25 – 0.50m	109	• Developer involved • With adjoining land forms a suitably accessed extension to the settlement • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Moderate Flood Risk, moderate depth
Hob044	3a	Danger for some	0.25 – 0.50m	24	• Within built up area and redevelops a redundant site • Has satisfactory access • Waste water and foul sewage network have sufficient capacity for this site • Moderate Flood Risk, moderate depth • No developer involved
Hob006	3a	Danger for most	0.25 – 0.50m	585	• With adjoining land forms a suitably accessed extension to the settlement • Waste water and foul sewage network requires upgrading for this site • Sewers and water mains cross the site and a pumping station is nearby • Poor Flood Risk, moderate depth • No developer involved
Hob026	3a	Danger for most	0.25 – 0.50m	42	• With adjoining land forms a suitably accessed extension to the settlement • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Poor Flood Risk, moderate depth • No developer involved
Hob032	3a	Danger for most	0.25 – 0.50m	124	• Developer involved • With adjoining land forms a suitable extension to the settlement • Has satisfactory access • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Sewers and water mains cross the site • Poor Flood Risk, moderate depth
Hob048	3a	Danger for most	0.25 – 0.50m	839	• Includes other land on this list and forms a suitably accessed extension

					to the settlement • Waste water and foul sewage network requires upgrading for this site • Anglian Water has also advised the site is within the "Encroachment Advisory Zone" for the water recycling centre • Sewers and water mains cross the site • Poor Flood Risk, moderate depth • No developer involved
Hob013	3a	Danger for most	0.50 – 1.0m	39	• With adjoining land forms a suitably accessed extension to the settlement • Waste water and foul sewage network have sufficient capacity for this site • Worst Flood Risk, significant depth • No developer involved

Options

The inclusion of all the sites as potential options would seem appropriate. Some of the above sites overlap and so avoiding duplication of figures they would collectively accommodate some 1343 dwellings