

Identifying potential housing sites in Kirton

The Requirement - the emerging Local Plan seeks the development of approximately 500 dwellings at Kirton between 2011 and 2036.

Completions - 2 new homes were built in Kirton between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 173 dwellings in Kirton, including:

- Kir007 – 140 dwellings to the west of Boston Road (B/14/0094); and
- Kir014 - 19 dwellings to the east of London Road (B/07/0414)

Furthermore, the Borough Council's Planning Committee has resolved to grant planning permission for the development of one additional site, which would deliver a further 16 dwellings (Kir009 – 16 dwellings to the east of London Road (B/14/0282)).

There is no evidence to suggest that these planning permissions and additional site will not be implemented during the Plan period.

Residual requirement - thus, the identification of land to accommodate approximately 309 dwellings is required.

Education – the County Education Department has commented that there is a lack of local capacity at primary and secondary level. The primary school is on a constrained site, but the secondary school may have scope to grow to accommodate this scale of development.

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.
- 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)
- depths of 0.25 - 0.5 FFL to be set 500mm above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level

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 new surface water flow will be permitted to discharge to the combined network.

Sewage Treatment - The Environment Agency has commented that the numbers allocated to Kirton may be an issue, as the Frampton Water Recycling Centre (Sewage Treatment Works) has capacity for only 443 additional dwellings and a substantial part of this capacity could already be 'used up' by granted permissions.

Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate the proposed growth, and that enhancements to the capacity of the foul sewerage network may also be necessary to accommodate the development of some 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 some sites.

Developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Kirton 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
Kir037	3a	Danger for some	0.25m-0.5m	325	<ul style="list-style-type: none"> • lowest flood risk • its development would potentially meet the entire village's needs in a single site • although it is sizeable and has a countryside appearance, the site relates well to the village's built-up area & is

					<p>contained by strong physical features</p> <ul style="list-style-type: none"> the site's development would involve the loss of nearly 5 hectares of employment land, but this may reduce HGV movements through the village may require upgrades to the water supply and foul sewerage networks may require enhancements to the capacity of the Water Recycling Centre site layout will need to take account of a water main which crosses the site housebuilders are involved in approximately 30% of the site
Kir013	3a	Danger for some	0.25m-0.5m	85	<ul style="list-style-type: none"> lowest flood risk the site is enclosed by village uses on all sides, & development would have only limited visual impacts the site is separated from most of the village's services by the A16 road homes may suffer noise or other disturbance, due to the site's proximity to the A16 road may require upgrades to the water supply and foul sewerage networks may require enhancements to the capacity of the Water Recycling Centre no developer involved
Fra024	3a	Danger for most	0.5-1.0m	196	<ul style="list-style-type: none"> poorer flood risk although visual impacts would be broadly acceptable, it is arguable that Middlegate Road represents a strong barrier to the village's northwards growth although the site is adjacent to the A16 road, its size should allow for any possible disturbance to any dwellings built on the site to be successfully mitigated may require enhancements to the capacity of the Water Recycling Centre the site approaches within 450 metres of the Frampton Water Recycling Centre, & new homes may suffer smell or other disturbance no developer involved
Kir036	3a	Danger for most	0.5m-1.0m	77	<ul style="list-style-type: none"> the site is enclosed by village uses on all sides, & development would have only limited visual impacts

					<ul style="list-style-type: none"> • poorer flood risk • may require enhancements to the capacity of the Water Recycling Centre • the site is separated from most of the village's services by the A16 road • homes may suffer noise or other disturbance, due to the site's proximity to the A16 road • no developer involved
Fra005	3a	Danger for most	1.0m-2.0m	49	<ul style="list-style-type: none"> • although visual impacts would be broadly acceptable, it is arguable that Middlegate Road represents a strong barrier to the village's northwards growth • may require enhancements to the capacity of the Water Recycling Centre • the site is separated from most of the village's services by the A16 road • homes may suffer noise or other disturbance, due to the site's proximity to the A16 road • worst flood risk • no developer involved