



Identifying potential housing sites in Long Sutton

The Requirement - the emerging Local Plan seeks the development of approximately 750 dwellings at Long Sutton between 2011 and 2036.

Completions - 46 new homes were built in Long Sutton between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 163 dwellings in Long Sutton, including the following sites which are assessed in the South East Lincolnshire Land Availability Assessment (SELLAA):

- Los037 Little London 87

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 541 dwellings is required.

Education – the County Education Department has been consulted and has commented that Long Sutton has a lack of primary and secondary capacity. The primary school is on a constrained site and the secondary school has some potential to expand.

Flood Risk– the Environment Agency has been consulted in relation to the submitted sites for Long Sutton 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. Although predominant source of risk is from tidal source, we also recommend consulting IDB to complete the picture of risk.
- Flood Risk Mitigation Policy to ensure 'safe' development. Finished floor levels (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;
- depths 0 - 0.25 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 Sutton Bridge water recycling centre has capacity for 3780 dwellings. Anglian water has commented that the water recycling centre has capacity for all sites and the foul sewage network would require upgrading for 6 of the 18 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 10 of the 18 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Long Sutton 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 |
|--------|------------|---------------------|--------------------|----------|--|
| Los012 | 3a | Danger for most | 0.25 – 0.50m | 15 | <ul style="list-style-type: none"> • Least flood depth • The site is part of Los015 • Waste water and foul sewage network have sufficient capacity for this site • Sewers cross the site • No developer involved |
| Los015 | 3a | Danger | 0.25 – | 215 | <ul style="list-style-type: none"> • Least flood depth |

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|--------|----|-----------------|--------------|-----|--|
| | | for most | 0.50m | | <ul style="list-style-type: none"> • The site provides a suitable extension 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 |
| Los021 | 3a | Danger for most | 0.25 – 0.50m | 39 | <ul style="list-style-type: none"> • Least flood depth • Has planning permission subject to completion of legal agreement • Developer involved • Waste water and foul sewage network have sufficient capacity for this site • Sewers cross the site |
| | | | | | |
| Los006 | 3a | Danger for most | 0.50 – 1.0m | 94 | <ul style="list-style-type: none"> • The site is one of four that provide a suitable combined site • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Moderate flood depth • No developer involved |
| Los008 | 3a | Danger for most | 0.50 – 1.0m | 36 | <ul style="list-style-type: none"> • Suitable extension to settlement in conjunction with Los026 • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Moderate flood depth • No developer involved |
| Los014 | 3a | Danger for most | 0.50 – 1.0m | 25 | <ul style="list-style-type: none"> • The site is one of three that provide a suitable combined site, one being too small to be listed here • Waste water and foul sewage network have sufficient capacity for this site • Moderate flood depth • No developer involved |
| Los019 | 3a | Danger for most | 0.50 – 1.0m | 25 | <ul style="list-style-type: none"> • The site is one of four that provide a suitable combined site • Waste water and foul sewage network have sufficient capacity for this site • Moderate flood depth • Sewers cross the site • No developer involved |
| Los020 | 3a | Danger for most | 0.50 – 1.0m | 197 | <ul style="list-style-type: none"> • The site is one of four that provide a suitable combined site |

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|--------|----|-----------------|-------------|----|---|
| | | | | | <ul style="list-style-type: none"> • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Moderate flood depth • No developer involved |
| Los022 | 3a | Danger for most | 0.50 – 1.0m | 15 | <ul style="list-style-type: none"> • The site is behind frontage development • Waste water and foul sewage network have sufficient capacity for this site • Moderate flood depth • No developer involved |
| Los023 | 3a | Danger for most | 0.50 – 1.0m | 51 | <ul style="list-style-type: none"> • The site is within the settlement • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Moderate flood depth • No developer involved |
| Los026 | 3a | Danger for most | 0.50 – 1.0m | 42 | <ul style="list-style-type: none"> • Suitable extension to settlement beside a recent development • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Moderate flood depth • A pumping station is nearby • No developer involved |
| Los028 | 3a | Danger for most | 0.50 – 1.0m | 14 | <ul style="list-style-type: none"> • The site is one of three that provide a suitable combined site, one being too small to be listed here • Waste water and foul sewage network have sufficient capacity for this site • Moderate flood depth • No developer involved |
| Los030 | 3a | Danger for most | 0.50 – 1.0m | 25 | <ul style="list-style-type: none"> • The site is part of Los015 • Waste water and foul sewage network have sufficient capacity for this site • Moderate flood depth • No developer involved |
| | | | | | |
| Ged001 | 3a | Danger for most | 1.0 - 2.0m | 89 | <ul style="list-style-type: none"> • No bad neighbour uses • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • No developer involved • Worst flood depth |

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|--------|----|-----------------|------------|-----|---|
| Ged014 | 3a | Danger for most | 1.0 - 2.0m | 22 | <ul style="list-style-type: none"> • No bad neighbour uses • Waste water and foul sewage network have sufficient capacity for this site • No developer involved • Worst flood depth |
| Los009 | 3a | Danger for most | 1.0 - 2.0m | 40 | <ul style="list-style-type: none"> • The site is one of four that provide a suitable combined site • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Worst flood depth • No developer involved |
| Lut011 | 3a | Danger for most | 1.0 - 2.0m | 136 | <ul style="list-style-type: none"> • Waste water has sufficient capacity for this site • Foul sewage network requires upgrading for this site • Sewers and water mains cross the site • Worst flood depth • No developer involved • Access would need to be provided via Ged001 because access onto Lime Walk is unsuitable |

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 1040 dwellings. Los015 includes Los 012 and 030 and so the total has been calculated using Los 015.