



Identifying potential housing sites in Old Leake

The Requirement - the emerging Local Plan seeks the development of approximately 100 dwellings at Old Leake between 2011 and 2036.

Completions - 29 new homes were built in Old Leake between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 32 dwellings in Old Leake, and there is no evidence to suggest that any of these planning permissions will not be implemented during the Plan period.

Residual requirement - thus, the identification of land to accommodate approximately 39 dwellings is required.

Education – the County Education Department has commented that there is some capacity at primary and secondary level to cope with the proposed 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).

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 Old Leake Water Recycling Centre (Sewage Treatment Works) has capacity for 690 houses.

Anglian Water has commented that the Water Recycling Centre has capacity available to serve the proposed growth, and that the foul sewerage network also has capacity to accommodate the 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 the sites.

Developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Old Leake 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 dwelling

	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Old005	3a	Danger for some	0.5m to 1.0m	13	<ul style="list-style-type: none"> • lower flood risk • although it is identified as Protected Land of Open Character, the contribution of this agricultural field to the character of its surroundings is relatively limited • may require upgrades to the water supply network • site layout will need to take account of a water main and sewer which cross the site • no developer involved
Old001	3a	Danger for all	1.0m to 2.0m	22	<ul style="list-style-type: none"> • the development of these paddocks would not harm the wider area's character • homes built on this site may suffer noise or other disturbance, due to the proximity of the A52 road, but mitigation is likely to be possible • may require upgrades to the water supply network • no developer involved • poorer flood risk
Old003	3a	Danger for all	1.0m to	38	<ul style="list-style-type: none"> • this pasture field is of considerable amenity value, mainly thanks to its

			2.0m		<p>frontage trees. However, its relationship to the existing village is good, & the impacts of its development would be broadly acceptable</p> <ul style="list-style-type: none"> • may require upgrades to the water supply network • a frontage footway with a link back to the village would be required • no developer involved • poorer flood risk
Old008	3a	Danger for all	1.0m to 2.0m	29	<ul style="list-style-type: none"> • the development of this agricultural field would not harm the area's character • homes built on this site may suffer noise or other disturbance, due to the proximity of the A52 road, but mitigation is likely to be possible • may require upgrades to the water supply network • there are possible issues with visibility at the junction of Meadow Way with Church Road • no developer involved • poorer flood risk