



Pinchbeck

Main Service Centre

- Proposed Settlement Boundary
- Potential Housing Site
- Recreational Open Space
- Green Infrastructure

Identifying potential housing sites in Pinchbeck

The Requirement - the emerging Local Plan seeks the development of approximately 250 dwellings at Pinchbeck between 2011 and 2036.

Completions - 50 new homes were built in Pinchbeck between 1st April 2011 and 31st March 2015.

Commitments –as at 31st March 2015, planning permission was outstanding for the construction of 22 dwellings in Pinchbeck, including the following sites which are assessed in the South East Lincolnshire Land Availability Assessment (SELLAA):

- Pin034 (part) Flaxmill Lane 14 dwellings

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 178 dwellings is required.

Education – the County Education Department has been consulted and has commented that Pinchbeck has a lack of capacity at primary and secondary level with both having constrained sites.

Flood Risk– the Environment Agency has been consulted in relation to the submitted sites for Pinchbeck and has made the following comments:

- Some parts of Pinchbeck are covered by the level 2 SFRA/hazard mapping for Spalding - The settlement also lies on River Glen, which is a tide locked watercourse so there may be a hazard from this potential flood source - further level 2 SFRA work required for River Glen. Also consult Welland & Deepings IDB.
- EA has model for R.Glen with node levels in river. This would need to be compared against site levels (which would mean undertaking site level surveys or use LIDAR to compare against node levels). Sites would need sufficient info to demonstrate NPPF Exceptions Test can be passed before allocating. Check with IDB. Mitigation as follows will be required:
 - depths 0.5 - 1m Finished Floor Level (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.

Welland and Deepings IDB have advised there is no specific risk from our drainage system which requires highlighting for Pinchbeck. 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 Spalding water recycling centre currently has capacity for 25000 dwellings. Anglian water has commented that the water recycling centre has sufficient capacity for all 5 sites. The foul sewage network would require upgrading for 1 of the 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 5 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Pinchbeck 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
Pin008	3a	No Hazard	No Hazard	13	<ul style="list-style-type: none"> • Lowest Flood Hazard • The site is an unused public house with large grounds to the rear • The boundaries are well screened with fences or hedges • The waste water and foul sewage network has sufficient capacity for

					<p>this site</p> <ul style="list-style-type: none"> • There is a fish and chip shop to the south of one access point • Water mains cross the site • No developer involved
Pin019	3a	No Hazard	No Hazard	34	<ul style="list-style-type: none"> • Lowest Flood Hazard • The site is a small field between a large horticultural nursery and the road • There are dwellings to the south and a garden centre to the north • The boundaries are fenced, hedged or treed. • The waste water and foul sewage network has sufficient capacity for this site • No developer involved
Pin002	3a	Danger for Some	0.25-0.50	26	<ul style="list-style-type: none"> • Developer involved • The site is horticultural nursery and is well screened from market way • There is housing on all other boundaries • Visual impacts on neighbours would be acceptable • The waste water and foul sewage network has sufficient capacity for this site • Poor Flood Hazard • No developer involved
Pin034	3a	Danger for Some	0.25-0.50	143	<ul style="list-style-type: none"> • The site is a large field between the river and the village. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable • Waste water has sufficient capacity for this site • The foul sewage network requires upgrading for this site • Poor Flood Hazard • Water mains cross the site • No developer involved
Pin021	3a	Danger for Most	0.50-1.0	31	<ul style="list-style-type: none"> • The site is a small field with development to two sides. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable • The waste water and foul sewage

					<p>network has sufficient capacity for this site</p> <ul style="list-style-type: none">• Water mains cross the site• Worst Flood Hazard• No developer involved
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Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 247 dwellings.