



Quadring

Minor Service Centre

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

Identifying potential housing sites in Quadring

The Requirement - the emerging Local Plan seeks the development of approximately 150 dwellings at Quadring between 2011 and 2036.

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

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 20 dwellings in Quadring, including the following sites which are assessed in the South East Lincolnshire Land Availability Assessment (SELLAA):

- Qua009 Land to the east of St Margaret's 12 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 planning permissions will not be implemented in the next five years.

Residual requirement - thus, the identification of land to accommodate approximately 128 dwellings is required.

Education – the County Education Department has been consulted and has commented that Quadring has a lack of capacity at primary and secondary levels but the primary appears to have some ability to expand.

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

- 6 sites in FZ3a but no hazard and no other obvious flood sources nearby.
- FZ3a allocation would need to demonstrate passing NPPF Exceptions Test.

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 Gosberton water recycling centre has capacity for 600 dwellings. Anglian water has commented that the water recycling centre has sufficient capacity for all 7 sites. The foul sewage network would require upgrading for 3 of the 7 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 7 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Quadring 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 |
|--------|------------|---------------------|--------------------|----------|---|
| Qua002 | 1 | No Hazard | No Hazard | 14 | <ul style="list-style-type: none"> • Lowest flood risk • Former farmyard surrounded by existing development • The waste water and foul sewage network has sufficient capacity for this site • No developer involved |
| Qua003 | 2 | No Hazard | No Hazard | 83 | <ul style="list-style-type: none"> • No bad neighbours • Waste water has sufficient capacity for this site • The foul sewage network requires upgrading for this site • Low flood risk • Large site which will take time to complete • No developer involved |
| Qua004 | 2 | No Hazard | No Hazard | 18 | <ul style="list-style-type: none"> • Developer involved • Adjacent existing development • The waste water and foul sewage network has sufficient capacity for this site • Low flood risk |
| Qua011 | 2 | No Hazard | No Hazard | 99 | <ul style="list-style-type: none"> • Waste water has sufficient capacity for this site • The foul sewage network requires upgrading for this site • Low flood risk • Large site which will take time to complete • Abuts the village hall which may be a noise source • Water mains and sewers cross the site and a pumping station is nearby |

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|--------|----|-----------|-----------|----|---|
| | | | | | <ul style="list-style-type: none"> • No developer involved |
| Qua006 | 3a | No Hazard | No Hazard | 38 | <ul style="list-style-type: none"> • Mostly surrounded by development and well located within the settlement • Waste water has sufficient capacity for this site • The foul sewage network requires upgrading for this site • Water mains cross the site and a pumping station is nearby • Worst flood risk • No developer involved |
| Qua012 | 3a | No Hazard | No Hazard | 10 | <ul style="list-style-type: none"> • It is frontage development which balances that opposite • The waste water and foul sewage network has sufficient capacity for this site • Worst flood risk • No developer involved |

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 262 dwellings.