




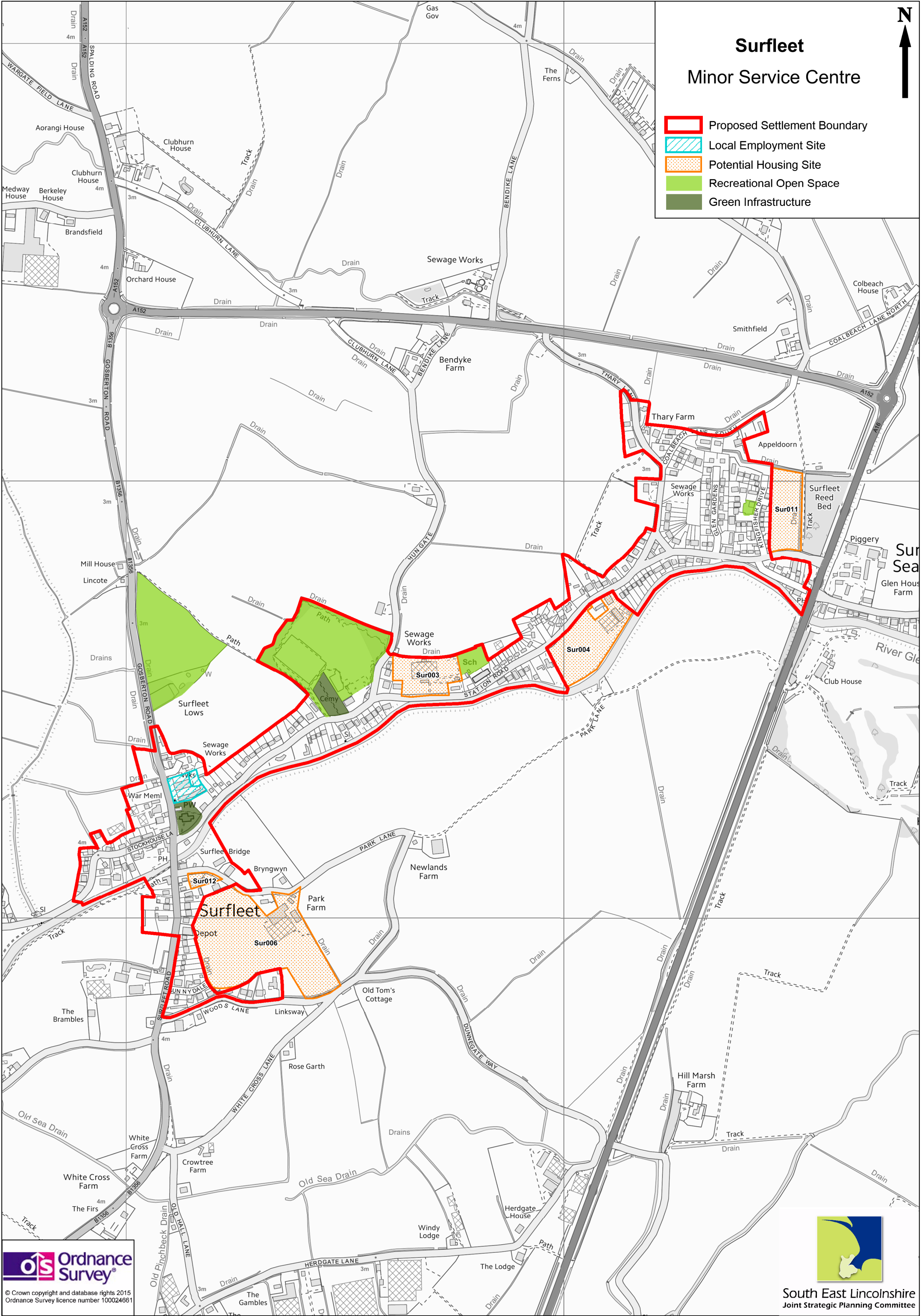


Surfleet

Minor Service Centre



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



Identifying potential housing sites in Surfleet

The Requirement - the emerging Local Plan seeks the development of approximately 200 dwellings at Surfleet between 2011 and 2036.

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

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 9 dwellings in Surfleet.

Residual requirement - thus, the identification of land to accommodate approximately 187 dwellings is required.

Education – the County Education Department has been consulted and has commented that Surfleet primary school is projected close to capacity with limited ability to grow. The Secondary level is at capacity and constrained.

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

- No level 2 SFRA/hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. Settlement lies on River Glen, which is a tide locked watercourse so there may be a hazard from this potential flood source. 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.

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 Surfleet water recycling centre has no capacity for the proposed allocation numbers. Anglian water

has commented that the water recycling centre would require upgrading for all 4 sites. The foul sewage network would require upgrading for 3 of the 4 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 1 of the 4 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Surfleet 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
Sur004	1	No Hazard	No Hazard	39	<ul style="list-style-type: none"> • Lowest flood risk • The site is within the built form of the village • Waste water and foul network capacity requires upgrading for this site • No developer involved
Sur003	3a	No Hazard	No Hazard	25	<ul style="list-style-type: none"> • The site is within the built form of the village • The foul sewage network has sufficient capacity for this site • Waste water requires upgrading for this site • Sewers cross the site and a pumping station is nearby • Worst Flood risk • No developer involved
Sur006	3a	No Hazard	No Hazard	105	<ul style="list-style-type: none"> • The site is between existing frontage development and a farm yard • Waste water and foul network capacity requires upgrading for this site • The site is large but its relationship with existing development and the treed site on Park Lane helps to reduce the intrusion into open

					countryside <ul style="list-style-type: none"> • Water mains and sewers cross the site and a pumping station is nearby • Worst Flood risk • No developer involved
Sur011	3a	No Hazard	No Hazard	26	<ul style="list-style-type: none"> • The site is adjacent to a recent housing estate and is well screened from the A16. It is well related to the built form of the village • Waste water and foul network capacity requires upgrading for this site • Sewers cross the site and a pumping station is nearby • 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 195 dwellings.