



Sutterton

Main Service Centre

- Proposed Settlement Boundary
- Existing Main Employment Area
- Specific Occupier Site
- New Specific Occupier Site
- Potential Housing Site
- Housing Commitment
- Recreational Open Space
- Green Infrastructure

Identifying potential housing sites in Sutterton

The Requirement - the emerging Local Plan seeks the development of approximately 300 dwellings at Sutterton between 2011 and 2036.

Completions - 3 new homes were built in Sutterton between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 19 dwellings in Sutterton, and there is no evidence to suggest that these planning permissions will not be implemented in the next five years.

Residual requirement - thus, the identification of land to accommodate approximately 278 dwellings is required.

Education – the County Education Department has commented that there is a lack of capacity at both primary and secondary level, but that it may be possible to expand the existing schools to accommodate increased demand.

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 necessary mitigation and that their proposals would still be deliverable;
- Flood Risk Mitigation Policy to ensure 'safe' development. Requirements for finished floor levels (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 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 Sutterton Water Recycling Centre (Sewage Treatment Works) has capacity for 650 houses.

Anglian Water has commented that the capacity of the Water Recycling Centre may need to be enhanced to accommodate some of the sites, and that enhancements to the capacity of the foul sewerage network may also be necessary to accommodate the development of some 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 some sites.

Developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Sutterton which:

- do not have a residential planning permission;
- are assessed as developable, or are undevelopable only as a consequence of availability issues; and
- will deliver 10 or more dwellings.

	Flood Zone	Flood Hazard (2115)	Flood depth (2115)	Capacity	Notes
Sut028	3a	No hazard	0m to 0.25m	14	<ul style="list-style-type: none"> • lowest flood risk • this apparently unused area of grassland, scrub and trees could be developed with few impacts on the character of the area • the site is close to employment uses which may impact upon the amenities of any dwellings that might be built • the owner has not confirmed that the site is available for development • no developer involved
Sut005	3a	Low hazard	0m to 0.25m	17	<ul style="list-style-type: none"> • the visual impacts of the development of this area of grassland would be limited (confined to views from the west, which would be significantly screened by existing trees at the junction of Wigtoft Road and Blows Lane) • poorer flood risk • site layout will need to take account of a sewer which crosses the site • no developer involved
Sut009	3a	Low hazard	0m to 0.25m	249	<ul style="list-style-type: none"> • incorporates site Sut011 • this agricultural land has a good relationship to the village, & its development would have relatively few impacts on the character of the area • poorer flood risk • site layout will need to take account of a

					<p>water main which crosses the site</p> <ul style="list-style-type: none"> • will require enhancements to the capacity of the Water Recycling Centre • may require upgrades to the water supply and foul sewerage networks • the site is close to two employment areas which may impact upon the amenities of any dwellings that might be built • it is large in size, and its development would potentially deliver 90% of the village's needs in a single site • no developer involved
Sut026	3a	Low hazard	0m to 0.25m	32	<ul style="list-style-type: none"> • the visual impacts of the development of this agricultural land would be limited (confined to views from the west, which would be significantly screened by existing trees at the junction of Wigtoft Road and Blows Lane) • poorer flood risk • site layout will need to take account of a water main and sewer which cross the site • may require upgrades to the foul sewerage network • no developer involved
Sut011	3a	Low hazard	0.25m to 0.5m	13	<ul style="list-style-type: none"> • part of site Sut009 • few impacts on the character of the area • poorer flood risk • the site is close to an employment area which may impact upon the amenities of any dwellings that might be built • no developer involved
Sut008	3a	Danger for some	0.25m to 0.5m	12	<ul style="list-style-type: none"> • the redevelopment of this caravan sales business would have no harmful effects on the area's character • site layout will need to take account of a water main which crosses the site • no developer involved • poorest flood risk
Sut027	3a	Danger for some	0.25m to 0.5m	38	<ul style="list-style-type: none"> • this site is part of a larger agricultural field and, although it extends the built-up area significantly, the visual impacts of its development would not be long-distance in any direction • the site's southern boundary does not follow any geographical feature • site layout will need to take account of a

					<ul style="list-style-type: none"> water main which crosses the site may require upgrades to the foul sewerage network Anglian Water advises that the site falls within the encroachment advisory zone for the Sutterton-Wigtoft Water Recycling Centre no developer involved poorest flood risk
Sut003	3a	Danger for some	0.5m to 1.0m	16	<ul style="list-style-type: none"> this small agricultural field located to the rear of existing dwellings has a satisfactory relationship to the village, and its development would have limited visual impacts no developer involved poorest flood risk
Sut006	3a	Danger for some	0.5m to 1.0m	80	<ul style="list-style-type: none"> this agricultural field abuts the existing village to the west and south, & views from the north are limited. The impacts of its development on the area's character would be acceptable site layout will need to take account of a water main and sewer which cross the site may require upgrades to the water supply and foul sewerage networks may require enhancements to the capacity of the Water Recycling Centre no developer involved poorest flood risk
Sut007	3a	Danger for some	0.5m to 1.0m	17	<ul style="list-style-type: none"> the visual impacts of the development of this domestic garden would be limited (confined to views from the west, which would be significantly screened by existing trees at the junction of Wigtoft Road and Blows Lane) site layout will need to take account of a sewer which crosses the site no developer involved poorest flood risk