



# Sutton St James

## Minor Service Centre

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



## **Identifying potential housing sites in Sutton St James**

***The Requirement*** - the emerging Local Plan seeks the development of approximately 100 dwellings at Sutton St James between 2011 and 2036.

***Completions*** - Five new homes were built in Sutton St James between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2015.

***Commitments*** – as at 31<sup>st</sup> March 2015, there was planning permission for the construction of 11 dwellings in Sutton St James.

***Residual requirement*** - thus, the identification of land to accommodate approximately 84 dwellings is required.

***Education*** – the County Education Department has been consulted and has commented Sutton St James has some capacity at the primary level. The secondary school is full but may have some ability to expand.

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

- No hazard mapping has been undertaken for this area so classification of 'no hazard' may not be correct. No apparent hazard from tidal/fluvial sources but other forms of flooding need investigation - in particular South Holland Main Drain (Consult South Holland IDB).
- Consult South Holland IDB to ascertain if risk from South Holland Main Drain to demonstrate Exceptions Test can be passed.

The North Level IDB advise there is no specific risk for their drainage network which requires highlighting for Tydd St Mary. If new developments follow government guidelines and SUDs are used, then there will be no impact on the drainage network. If surface water run-off rates increase as a result of development these should be addressed at the application stage with improvements funded by the developer. Some of the sites are adjacent the Boards watercourses and the byelaws will apply.

South Holland IDB have advised their target standards of protection are; water levels 0.6m below land level for a 1 in 10 year event for agriculture and 0.3m below land level for a 1 in 100 year event for development. They are undertaking flood modelling which is not yet complete.

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 Sutton St James water recycling centre has capacity for 536 dwellings. Anglian water has commented that the water recycling centre has sufficient capacity for 2 of the 5 sites. The foul sewage network would require upgrading for all 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 1 of the 5 sites.

### ***Deliverable and developable sites***

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Sutton St James 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
Suj007	2	No Hazard	No Hazard	11	<ul style="list-style-type: none"> <li>• Low flood risk</li> <li>• The site has disused buildings upon it and is part of the village and thereby relates well to it</li> <li>• Waste water has sufficient capacity for this site</li> <li>• The foul sewage network requires upgrading for this site</li> <li>• Sewers cross the site</li> <li>• Anglian Water has also advised the site is within the “Encroachment Advisory Zone” for the water recycling centre</li> <li>• No developer involved</li> </ul>
Suj002	3a	No Hazard	No Hazard	56	<ul style="list-style-type: none"> <li>• The site is located against development and relates well to the village</li> <li>• Waste water and foul network capacity requires upgrading for this site</li> <li>• Sewers cross the site</li> <li>• Anglian Water has also advised the site is within the “Encroachment</li> </ul>

					<p><b>Advisory Zone” for the water recycling centre</b></p> <ul style="list-style-type: none"> <li>• <b>Developing the site would require significant upgrading of Baulkin's Drove and the provision of a footway.</b></li> <li>• <b>Worst flood risk</b></li> <li>• <b>No developer involved</b></li> </ul>
Suj004	3a	No Hazard	No Hazard	70	<ul style="list-style-type: none"> <li>• <b>The site is located against development and relates well to the village</b></li> <li>• <b>Waste water and foul network capacity requires upgrading for this site</b></li> <li>• <b>Anglian Water has also advised the site is within the “Encroachment Advisory Zone” for the water recycling centre</b></li> <li>• <b>Water mains cross the site</b></li> <li>• <b>Sutton Gate would not be acceptable without significant upgrading to provide access to the site. Access off Bells Drove would require an extension to the existing footway</b></li> <li>• <b>Worst flood risk</b></li> <li>• <b>No developer involved</b></li> </ul>
Suj005	3a	No Hazard	No Hazard	16	<ul style="list-style-type: none"> <li>• <b>The site is located against development and relates well to the village</b></li> <li>• <b>Waste water has sufficient capacity for this site</b></li> <li>• <b>The foul sewage network requires upgrading for this site</b></li> <li>• <b>Anglian Water has also advised the site is within the “Encroachment Advisory Zone” for the water recycling centre</b></li> <li>• <b>Sutton Gate would require significant improvement to provide access to the site</b></li> <li>• <b>Worst flood risk</b></li> <li>• <b>No developer involved</b></li> </ul>
Suj012	3a	No Hazard	No Hazard	42	<ul style="list-style-type: none"> <li>• <b>The site is a former piggery and relates well to the village because there is development to the west, on the opposite side of Taylor's Drove as well as frontage development on Chapel Gate</b></li> <li>• <b>Access provision maybe difficult since it should not be on the part of the frontage adjacent to Mill Lane</b></li> </ul>

					<p>(West End) but the other frontage looks a little small to accommodate the junction radii and visibility splays.</p> <ul style="list-style-type: none"><li>• Waste water and foul network capacity requires upgrading for this site</li><li>• Worst flood risk</li><li>• No developer involved</li></ul>
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**Options**

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 195 dwellings.