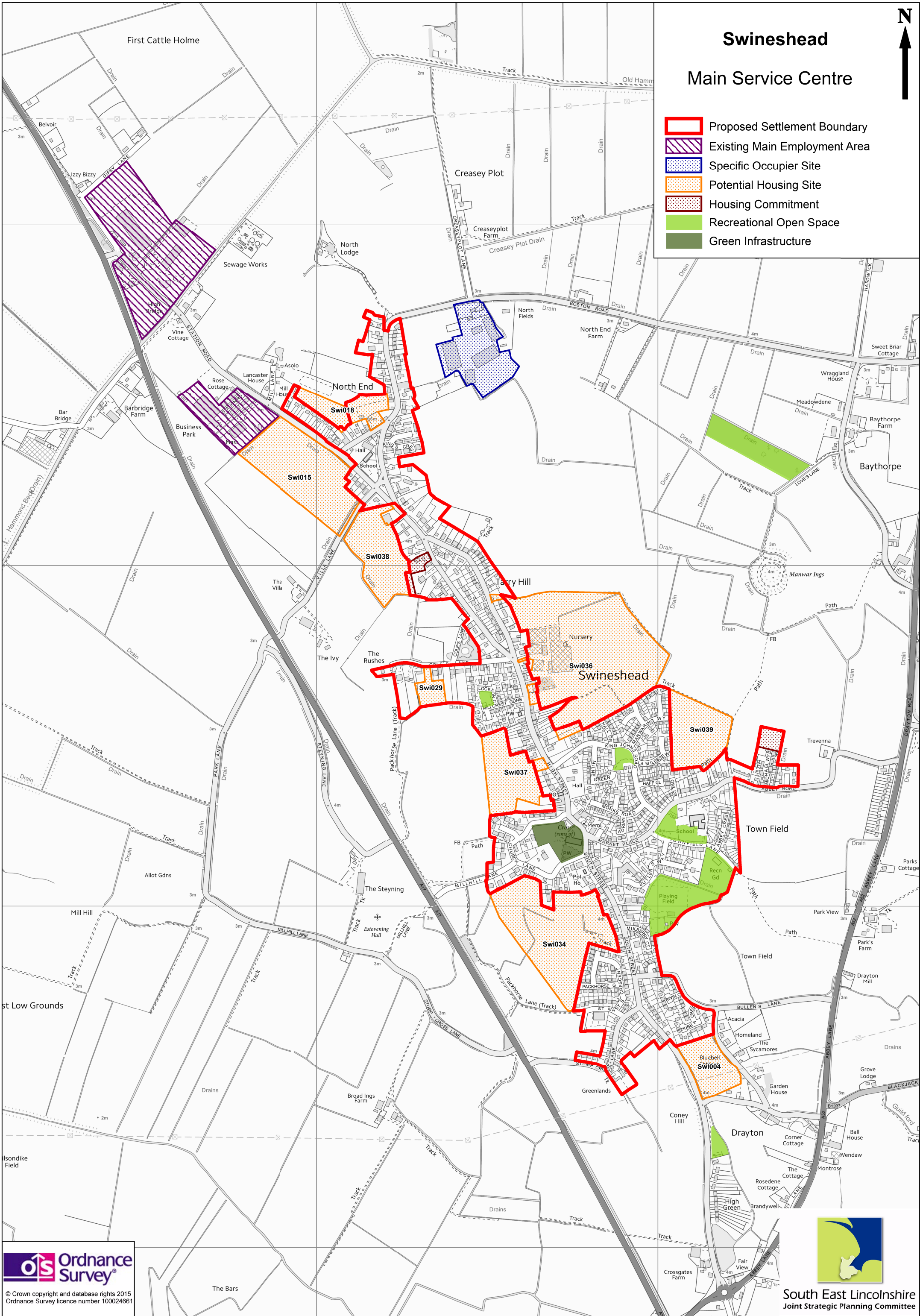


Swineshead

Main Service Centre



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



Identifying potential housing sites in Swineshead

The Requirement - the emerging Local Plan seeks the development of approximately 400 dwellings at Swineshead between 2011 and 2036.

Completions - 6 new homes were built in Swineshead between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 39 dwellings in Swineshead, and there is no evidence to suggest that these planning permissions will not be implemented during the Plan period.

Residual requirement - thus, the identification of land to accommodate approximately 355 dwellings is required.

Education – the County Education Department has commented that there is a lack of local capacity at primary and secondary level. At secondary level, there may be some capacity to expand the existing local school, but at primary level, the existing site is constrained.

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 required mitigation and that their proposal would still be deliverable.
- Flood Risk Mitigation Policy to ensure 'safe' development. Requirements for FFL:
 - 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 Swineshead Water Recycling Centre (Sewage Treatment Works) has capacity for 907 houses. There is also a Local Authority Sewage Treatment Works.

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

Developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Swineshead 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
Swi018	1	No hazard	No hazard	35	<ul style="list-style-type: none"> • lowest flood risk • this brownfield site is largely screened from public view, & its development would have limited impacts on the area's character • although the development of this site would involve the loss of employment land, this is unlikely to have adverse economic effects • site layout would need to take account of a sewer which crosses the site • may require enhancement to the foul sewerage and water supply networks • no developer involved
Swi029	1	No hazard	No hazard	13	<ul style="list-style-type: none"> • lowest flood risk • this site's development would have little impact on the area's character, although it may lead to the loss of 4 trees • no developer involved
Swi034	1	No hazard	No hazard	142	<ul style="list-style-type: none"> • lowest flood risk • the site is well-related to the existing village, & few public views are available • although the site approaches within 140m of the A17 road, this is sufficient separation to prevent undue disturbance to any dwellings • the site is in 4 separate ownerships, and 2 have yet to indicate that their land is available • no developer involved
Swi037	1	No hazard	No hazard	59	<ul style="list-style-type: none"> • lowest flood risk • the site is well-related to the existing

					<p>village, & its development would have few visual impacts</p> <ul style="list-style-type: none"> • site layout would need to take account of a sewer which crosses the site • may require enhancement to the foul sewerage and water supply networks • no developer involved
Swi038	1	No hazard	No hazard	75	<ul style="list-style-type: none"> • lowest flood risk • satisfactory relationship to the existing village, & relatively few public views into the site • no developer involved
Swi004	2	No hazard	No hazard	39	<ul style="list-style-type: none"> • the site is surrounded by existing development on 3 sides, & does not have an open countryside character • poorer flood risk • may require enhancement to the foul sewerage and water supply networks • site layout will need to take account of a sewer which crosses the site • no developer involved
Swi015	2	No hazard	No hazard	116	<ul style="list-style-type: none"> • poorer flood risk • although the site is highly visible & its development would significantly change the area's character, visual impacts would be broadly acceptable • adjacent to the Station Road Industrial Estate, & site layout will need to provide a buffer against noise or other disturbance • may require enhancement to the water supply network • may require enhancements to the sewerage network and Water Recycling Centre • no developer involved
Swi039	2	No hazard	No hazard	62	<ul style="list-style-type: none"> • there are few public views into the site, & its development would have few visual impacts • poorer flood risk • site layout will need to take account of a sewer which crosses the site • may require enhancement to the foul sewerage and water supply networks • no developer involved
Swi036	2	Low hazard	0m-0.25m	262	<ul style="list-style-type: none"> • the site has a good relationship to the existing village & is largely screened from

					<p>view. Its development would not have adverse impacts on the character or appearance of the area</p> <ul style="list-style-type: none">• site layout will need to take account of a water main which crosses the site• may require enhancement to the water supply network• may require enhancements to the sewerage network and Water Recycling Centre• poorest flood risk• no developer involved
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