




Tydd Gote
Minor Service Centre

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



Tydd Gote



Identifying potential housing sites in Tydd Gote

The Requirement - the emerging Local Plan seeks the development of approximately 100 dwellings at Tydd Gote between 2011 and 2036.

Completions - No new homes were built in Tydd Gote between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, there is planning permission for the construction of two dwellings in Tydd Gote.

Residual requirement - thus, the identification of land to accommodate approximately 98 dwellings is required.

Education – the County Education Department has been consulted and has commented that Tydd Gote has a lack of capacity at primary and secondary level but at secondary there may be some ability to expand.

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

- Hazard mapping has been undertaken for this area and although the majority area within the sites is outside of hazard zone this is not the complete picture (Tyd013 also has third of area Danger to Some). Need to consult South Holland IDB re North Level Main Drain to south of settlement.
- Consult South Holland IDB to ascertain if risk from North Level Main Drain to south of settlement. Allocation of Tyd013 would need to adhere to flood risk policy on mitigation appropriate to depth of flooding to north of site.

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 – This is a Local Authority STW. The Local Authority data is:

Site Name	Total Number of properties connected	Consented discharge volume	Capacity cubic m	Present load
Long Road	36	32.00	29.26	18.36

Anglian water has commented that the water recycling centre has sufficient capacity in both sites but the foul sewage network would require upgrading for both sites.

Water Supply – Anglian Water has commented that there is adequate water capacity to meet the proposed development and the supply network would not require upgrading.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Tydd Gote 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
Tyd013	1	No Hazard	No Hazard	11	<ul style="list-style-type: none"> • Lowest flood risk • The site could be developed as part of Tyd009 to the west, where a better access can be achieved • Waste water has sufficient capacity for this site • The foul sewage network requires upgrading for this site • No developer involved
Tyd009	2	No Hazard	No Hazard	26	<ul style="list-style-type: none"> • Good access point on outside of a bend • Waste water has sufficient capacity for this site • The foul sewage network requires upgrading for this site • Low flood risk • No developer involved

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 37 dwellings.