



Weston

Minor Service Centre

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

Identifying potential housing sites in Weston

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

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

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

Residual requirement - thus, the identification of land to accommodate approximately 288 dwellings is required.

Education – the County Education Department has been consulted and has commented that in Weston both primary and secondary are projected to be at capacity. The Primary may have some limited ability to grow.

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

- Allocations in areas of hazard would need to ensure that finished floor levels are raised to the appropriate level with additional flood resilient construction incorporated into proposals. Developers would need to confirm that they can achieve required mitigation and proposal would still be deliverable.
- Flood Risk Mitigation Policy to ensure 'safe' development. Requirements for Finished Floor Level (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.

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 Moulton water recycling centre current capacity for 353 dwellings. Anglian water has commented that the water recycling centre requires upgrading for all 13 sites and the foul sewage network would require upgrading for 9 of the 13 sites.

Water Supply – Anglian Water has commented that there is adequate water capacity to meet the proposed development and the supply network would require upgrading for 7 of the 13 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Weston 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
Wsn003	1	Danger for some	0.5m to 1.0m	122	<ul style="list-style-type: none"> • Lowest flood risk • Well screened from bypass • Bypass could be a noise source • Waste water and foul network capacity requires upgrading for this site • No developer involved
Wsn004	2	No Hazard	No Hazard	57	<ul style="list-style-type: none"> • Developer involved • Low flood risk • Open views from bypass • Waste water and foul network capacity requires upgrading for this site
Wsn022	2	No Hazard	No Hazard	78	<ul style="list-style-type: none"> • Developer involved • Low flood risk • Waste water and foul network capacity requires upgrading for this site
Wsn006	3a	No Hazard	No Hazard	12	<ul style="list-style-type: none"> • The site is part of Wsn015. Small Drove is narrow and unsuitable for accessing development and so both sites should be accessed off an improved section of Small Drove from Broadgate

					<ul style="list-style-type: none"> • Waste water and foul network capacity requires upgrading for this site • Sewers cross the site • No developer involved • Worse flood risk
Wsn011	3a	No Hazard	No Hazard	18	<ul style="list-style-type: none"> • Developer involved • The bypass is well screened • The site access is poor, but developed with other submitted and not submitted land would overcome this issue • The foul sewage network has sufficient capacity for this site • Waste water requires upgrading for this site • Bypass could be a noise source • Worse flood risk
Wsn015	3a	No Hazard	No Hazard	39	<ul style="list-style-type: none"> • The site also includes Wsn006. Small Drove is narrow and unsuitable for accessing development and so both sites should be accessed off an improved section of Small Drove from Broadgate • Waste water and foul network capacity requires upgrading for this site • Water mains and sewers cross the site and a pumping station is nearby • No developer involved • Worse flood risk
Wsn021	3a	No Hazard	No Hazard	25	<ul style="list-style-type: none"> • The site, along with other land, could form a site running along High Road • The foul sewage network has sufficient capacity for this site • Waste water requires upgrading for this site • No developer involved • Worse flood risk
Wsn012	3a	No Hazard	0m to 0.25m	22	<ul style="list-style-type: none"> • The site, along with other land, could form a site running along High Road • Waste water and foul network capacity requires upgrading for this site • No developer involved • Worse flood risk shallow depth
Wsn007	3a	Danger for some	0.25m to 0.50m	66	<ul style="list-style-type: none"> • The bypass is well screened • The site access is poor, but developed with other submitted and not submitted land would overcome this

					<p>issue</p> <ul style="list-style-type: none"> Waste water and foul network capacity requires upgrading for this site No developer involved More worse flood risk moderate depth
Wsn010	3a	Danger for some	0.25m to 0.50m	63	<ul style="list-style-type: none"> The site, along with other land, could form a site running along High Road Waste water and foul network capacity requires upgrading for this site No developer involved More worse flood risk moderate depth
Wsn023	3a	Danger for some	0.25m to 0.50m	14	<ul style="list-style-type: none"> The bypass is well screened The site access is poor, but developed with other submitted and not submitted land would overcome this issue The foul sewage network has sufficient capacity for this site Waste water requires upgrading for this site No developer involved More worse flood risk moderate depth
Wsn024	3a	Danger for some	0.25m to 0.50m	11	<ul style="list-style-type: none"> The bypass is well screened The site access is poor, but developed with other submitted and not submitted land would overcome this issue The foul sewage network has sufficient capacity for this site Waste water requires upgrading for this site No developer involved More worse flood risk moderate depth
Wsn025	3a	Danger for most	0.50m to 1m	83	<ul style="list-style-type: none"> Well screened from bypass The site access is poor, but developed with other submitted and not submitted land would overcome this issue Bypass could be a noise source Without the land to the south the site is not as well related to the settlement as other sites Waste water and foul network capacity requires upgrading for this site Worst flood risk and most depth No developer involved

Options

The inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 553 dwellings. Note Wsn004 and Wsn022 over lap and so have only used the larger housing figure in the total.