



Identifying potential housing sites in Whaplode

The Requirement - the emerging Local Plan seeks the development of approximately 200 dwellings at Whaplode between 2011 and 2036.

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

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 27 dwellings in Whaplode, including the following sites which are assessed in the South East Lincolnshire Land Availability Assessment (SELLAA):

- Wha023 & 31 Land to the east of Churchgate 10 dwellings

The SELLAA identifies that sites and are expected to be completed during the Plan period, and there is no evidence to suggest that any of the other planning permissions will not be implemented in the next five years.

Residual requirement - thus, the identification of land to accommodate approximately 164 dwellings is required.

Education – the County Education Department has been consulted and has commented that Whaplode has a lack of capacity at primary and secondary levels and constrained site areas.

Flood Risk - the Environment Agency has been consulted in relation to the submitted sites for Whaplode 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 Whaplode River (Drain) (Consult South Holland IDB).
- Consult South Holland IDB to ascertain if risk from Whaplode River (Drain). FZ3a allocations would need to demonstrate passing NPPF Exceptions Test.

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 only for 353 dwellings. Anglian water has commented that the water recycling centre requires upgrading for all 7 sites and the foul sewage network would require upgrading for 4 of the 7 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 3 of the 7 sites.

Deliverable and developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Whaplode 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
Wha019	1	No Hazard	No Hazard	27	<ul style="list-style-type: none"> • Lowest flood risk • The site is behind frontage development • The foul sewage network has sufficient capacity for this site • Waste water requires upgrading for this site • Access would require demolition or the site being developed in conjunction with land to the west and might be developed in the same manner as Cobgate Close • No developer involved
Wha002	3a	No Hazard	No Hazard	39	<ul style="list-style-type: none"> • The site is adjacent and opposite residential development • Waste water and foul network capacity requires upgrading for this site • It will link the existing Whaplode built up area to another group that is not in the current boundary • Worst flood risk

Wha009	3a	No Hazard	No Hazard	49	<ul style="list-style-type: none"> • No developer involved • Access could be from Abbots Gardens or St Mary's Gardens. It could also be developed in combination with Wha010 and Wha029, which could provide alternative accesses • Waste water and foul network capacity requires upgrading for this site • It is adjacent to an employment site which could be noisy • Contamination would also need to be considered • Sewers cross the site • Worst flood risk • No developer involved
Wha010	3a	No Hazard	No Hazard	54	<ul style="list-style-type: none"> • Developer involved • Access could come from Cobgate • It could also be developed in combination with Wha009 and Wha029, which could provide alternative accesses • Waste water and foul network capacity requires upgrading for this site • Water mains and sewers cross the site and a puming station is nearby • Worst flood risk
Wha029	3a	No Hazard	No Hazard	26	<ul style="list-style-type: none"> • The site is behind frontage development • Access could come from High Road • It could also be developed in combination with Wha009 and Wha010, which could provide alternative accesses • The foul sewage network has sufficient capacity for this site • Waste water requires upgrading for this site • Sewers cross the site • Worst flood risk • No developer involved

Options

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