



# Wigtoft

## Minor Service Centre

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



## **Identifying potential housing sites in Wigtoft**

***The Requirement*** - the emerging Local Plan seeks the development of approximately 30 dwellings at Wigtoft between 2011 and 2036.

***Completions*** - 0 new homes were built in Wigtoft between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2015.

***Commitments*** – as at 31<sup>st</sup> March 2015, planning permission was outstanding for the construction of 2 dwellings in Wigtoft, 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 28 dwellings is required.

***Education*** – the County Education Department has commented that there is a lack of capacity at both primary and secondary level, but that it may be possible to expand the existing schools to accommodate increased demand.

***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 proposals would still be deliverable.
- Flood Risk Mitigation Policy to ensure 'safe' development. Requirements for 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.

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 Sutterton Water Recycling Centre (Sewage Treatment Works) has capacity for 650 houses.

Anglian Water has commented that the Water Recycling Centre has capacity to serve the proposed growth, and that the foul sewerage network has capacity to accommodate all 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 sites.

### **Developable sites**

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Wigtoft 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
Wig013	2	No hazard	No hazard	35	<ul style="list-style-type: none"> <li>• <b>lowest flood risk</b></li> <li>• <b>few public views are available, &amp; development would consolidate, rather than extend, the village's built-up area</b></li> <li>• <b>it is relatively large in size, and would potentially deliver all of the village's needs in a single site</b></li> <li>• <b>the site's northern and western boundaries do not follow geographical features</b></li> <li>• <b>although the site abuts a listed church, any potential harm could be prevented by careful design and layout</b></li> <li>• <b>no developer involved</b></li> </ul>
Wig014	3a	Low hazard	0 to 0.25 metres	19	<ul style="list-style-type: none"> <li>• <b>it is relatively large in size and would potentially deliver two-thirds of the village's needs in a single site</b></li> <li>• <b>this site is part of a larger agricultural field and, although it has an acceptable relationship to the village, it would extend the built-up area into the countryside</b></li> <li>• <b>the site's northern boundary does not follow any geographical feature</b></li> <li>• <b>site layout will need to take account of a water main which crosses the site</b></li> <li>• <b>may require upgrades to the water supply network</b></li> <li>• <b>poorer flood risk</b></li> <li>• <b>no developer involved</b></li> </ul>

Wig012	3a	Danger for some	0 to 0.25 metres	21	<ul style="list-style-type: none"> <li>• it is relatively large in size and would potentially deliver three-quarters of the village's needs in a single site</li> <li>• this site is part of a larger agricultural field and, although it has an acceptable relationship to the village, it would extend the built-up area into the countryside</li> <li>• the site's western boundary does not follow any geographical feature</li> <li>• poorest flood risk</li> <li>• no developer involved</li> </ul>
Wig015	3a	Danger for some	0.25 to 0.50 metres	10	<ul style="list-style-type: none"> <li>• this site is part of a larger agricultural field and, although it has an acceptable relationship to the village, it would extend the built-up area into the countryside</li> <li>• may require upgrades to the water supply network</li> <li>• the site's northern boundary does not follow any geographical feature</li> <li>• poorest flood risk</li> <li>• no developer involved</li> </ul>