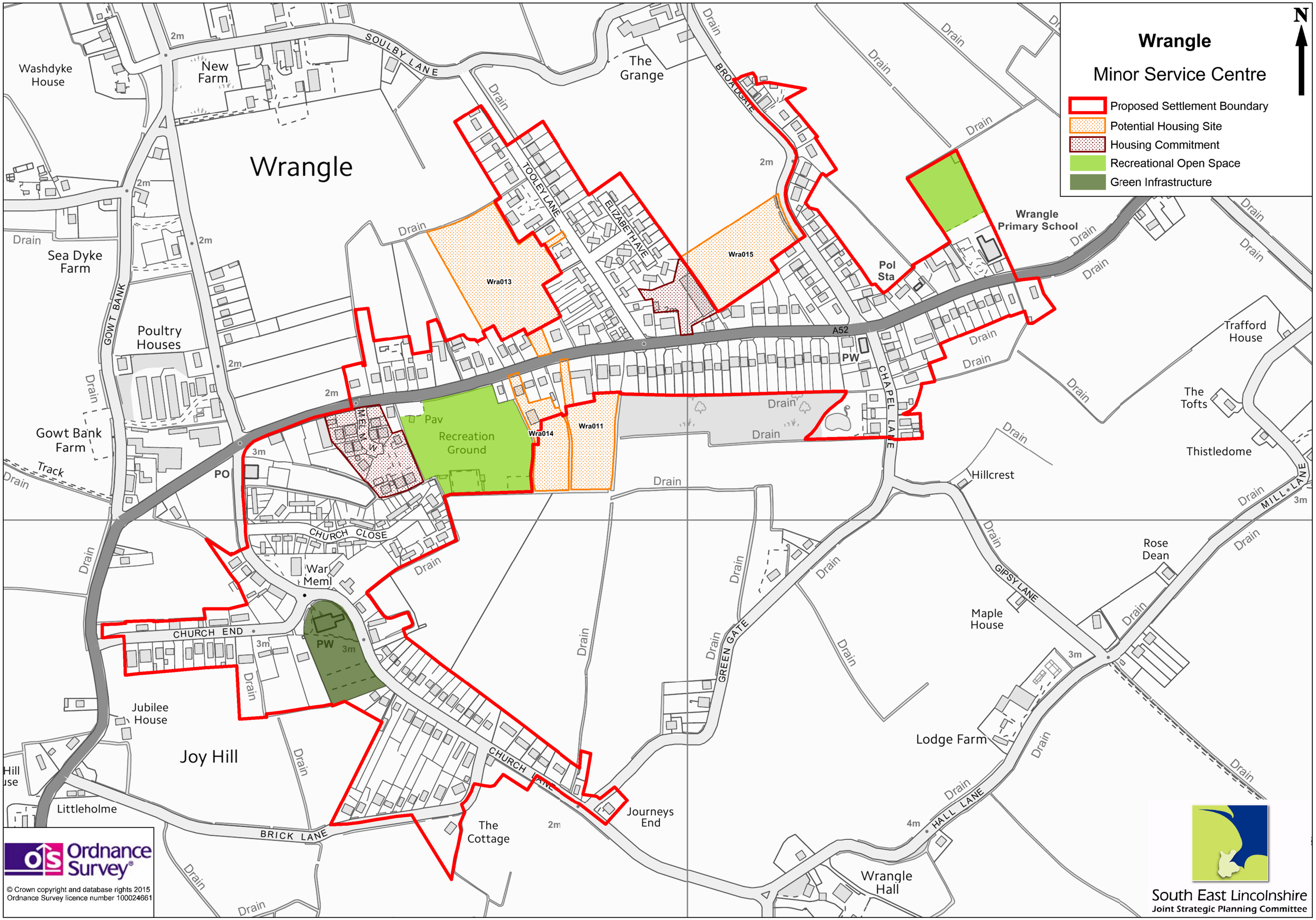
Wrangle
Minor Service Centre
N
Proposed Settlement Boundary
Potential Housing Site
Housing Commitment
Recreational Open Space
Green Infrastructure
Wrangle
Washdyke House
New Farm
SOULBY LANE
The Grange
BROADGATE
TOOLEY LANE
ELIZABETH AVE
Wra013
Wra015
Wra014
Wra011
Wrangle Primary School
Pol Sta
A52
PW
CHAPEL LANE
Sea Dyke Farm
GOWT BANK
Poultry Houses
Gowt Bank Farm
Track
PO
MELNW
Pav
Recreation Ground
CHURCH CLOSE
War Meml
CHURCH END
Jubilee House
Joy Hill
Littleholme
BRICK LANE
The Cottage
CHURCH LANE
Journeys End
GREEN GATE
Wrangle Hall
HALL LANE
Lodge Farm
Maple House
GIPSY LANE
Rose Dean
MILL LANE
Hillcrest
Thistledome
The Tofts
Trafford House
Drain
2m
3m
4m
© Crown copyright and database rights 2015
Ordnance Survey licence number 100024661
Ordnance Survey
South East Lincolnshire
Joint Strategic Planning Committee

Identifying potential housing sites in Wrangle

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

Completions - 8 new homes were built in Wrangle between 1st April 2011 and 31st March 2015.

Commitments – as at 31st March 2015, planning permission was outstanding for the construction of 40 dwellings in Wrangle. 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 52 dwellings is required.

Education – the County Education Department has commented that there appears to be some capacity at primary level, and a small amount of potential capacity at secondary level.

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 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.

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 Old Leake Water Recycling Centre (Sewage Treatment Works) has capacity for 690 houses.

Anglian Water has commented that the Water Recycling Centre has capacity available to serve the proposed growth, and that the foul sewerage network has

capacity to accommodate most sites but that enhancements to the capacity of the network may be necessary to accommodate the development of one site.

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 sites.

Developable sites

The South East Lincolnshire Strategic Housing Land Availability Assessment identifies the following sites at Wrangle which:

- do not have a residential planning permission (or are not subject to a Committee resolution to grant 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
Wra013	3a	Danger for some	0.25 to 0.5 metre	45	• **lower flood risk** • **screened from view from most directions** • **access could be provided from Tooley Lane or Main Road** • **may require enhancement to the water supply network** • **may require enhancement to the network capacity to receive foul water** • **its development would potentially deliver 85% of the village's needs in a single site** • **no developer involved**
Wra014 and Wra011	3a	Danger for most	0.5 to 1 metre	15	• **screened from view from most directions** • **may require enhancement to the water supply network** • **poorer flood risk** • **no developer involved**
Wra015	3a	Danger for most	0.5 to 1 metre	28	• **highway improvements would be required – highway drainage, upgraded street lighting, and a footway on the western side of Broadgate as far as Main Road** • **may require enhancement to the water supply network** • **will have greater visual impacts than**

					alternative sites • poorer flood risk • no developer involved