

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – SUTTON BRIDGE (JUNE 2016)

1 SUTTON BRIDGE'S PLACE IN THE SPATIAL STRATEGY

- 1.1 Policy 2 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified Sutton Bridge as a 'Main Service Centre'.
- 1.2 **Comments received** - The following support was received in relation to Sutton Bridge's place in the Spatial Strategy:
 - 1. Support for Sutton Bridge as a Main Service Centre.
- 1.3 Given this support, it is considered that Sutton Bridge should remain as a 'Main Service Centre'.

2 SUTTON BRIDGE'S HOUSING REQUIREMENTS

- 2.1 Policy 12 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified that housing allocations should be made in Sutton Bridge to provide for 180 dwellings between April 2011 and 31st March 2036.
- 2.2 **Comments received** - The following comments were received concerning Sutton Bridge's housing requirements:
 - 1. additional new homes will place considerable pressure on the Sutton Bridge Medical Centre; each Doctor has two and a half times more patients than the recommended level. This also applies to nurses. The current financial arrangement relating to the lease of the building make it difficult to attract doctors to replace those who are retiring;
 - 2. the proposed allocation of 180 dwellings should be increased because the settlement is identified as a Main Service Centre or 'Area where development is to be directed' but four Minor Service Centres or 'Areas of limited development opportunity' have a higher amount of residential development proposed than Sutton Bridge;
 - 3. the amount of development proposed is contrary to flood risk evidence which suggests that new development should not take place in Sutton Bridge;
 - 4. there is no evidence that the impact of development on infrastructure has been taken into account because the local infrastructure (schools, doctors, hospital, dentists, local roads, shops, bus services, and sewers) cannot accommodate the demand that will be generated by an additional 180 dwellings.
- 2.3 **Responses to the above comments:**

1. the CCG's have commented that currently there is some capacity at the local GP surgery to accommodate additional patients, however County wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase;
 2. the scale of housing growth proposed for Sutton Bridge took account of many issues, including: the findings of the South East Lincolnshire Assessment of Settlements & their Sustainability Credentials (June 2015); the population of the parish; the local rate of housing growth between 1976 and 2011; and the local availability of land at lower risk of flooding. The relatively high level of housing growth proposed in some of the Minor Service Centres stemmed largely from the availability of land without flood hazard in and around those settlements, in comparison to Sutton Bridge;
 3. the Environment Agency identifies that '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 that the proposal would still be deliverable. Adopt a Flood Risk Mitigation Policy to ensure safe development'. (detailed advice relating to finished floor levels is given in paragraph 4.3). Although flood risk and hazard is in general higher in Sutton Bridge, it appears satisfactory flood mitigation can be achieved for the potential sites;
 4. the Local Plan will have to demonstrate how arising infrastructure needs will be met, and these matters will be dealt with in later versions of the document and the Infrastructure Delivery Plan that will accompany it;
- 2.4 It is not considered that the comments made by consultees justify a change to Sutton Bridge's housing requirements. However a slight increase in the housing requirement is considered necessary to deliver a better form of flood resilient development on each site and to help deliver the infrastructure necessary to support viable, sustainable development over the plan period. Consequently it is considered that a change to Sutton Bridge's housing requirement should be made, and that the Local Plan should provide for 210 dwellings between 1st April 2011 and 31st March 2036.

3 SUTTON BRIDGE'S RESIDUAL REQUIREMENTS

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 21 new dwellings were built in Sutton Bridge.
- 3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 22 dwellings in Sutton Bridge, and there is no evidence to suggest that these permissions will not be implemented during the Plan period.

- 3.3 **Residual requirement** – Given the above figures, the identification of land to accommodate approximately 167 dwellings is required ($210 - 21 - 22 = 167$).

4 INFRASTRUCTURE

- 4.1 **Education** – the County Education Department has commented that there is some capacity at the primary school, and there is capacity to expand, but there is a lack of local capacity at secondary level and, at secondary level, there may be limited capacity to expand.

- 4.2 **Health** – the CCG's have commented that currently there is some capacity at the local GP surgery(ies) to accommodate additional patients, however County-wide there is an increasing shortage of GP's, nurses and other healthcare staff which could affect future capacity should demand increase.

Flood risk – the Environment Agency 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 that the proposal would still be deliverable.
- Adopt a Flood Risk Mitigation Policy to ensure safe development. Finished floor levels (FFL) should be informed by the predicted flood depth maps as:
 - depths of >1.6m: it is unlikely that mitigation measures would prevent flood water from entering the building at ground floor level. Therefore proposals must be a minimum 2 storey with no ground floor habitable accommodation. The first floor living accommodation shall be above the highest predicted flood depth;
 - depths of 1-1.6m: proposals must be a minimum 2 storey, with FFL set a minimum of 1m above ground level, flood resilient construction shall be used to a height 300mm above the predicted flood level, demountable defences to 600mm above FFL;
 - depths 0.5m-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).

- 4.3 South Holland IDB identifies that '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.'

- 4.4 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).

- 4.5 **Sewage Treatment** – The Environment Agency has commented that the

- 4.6 Sutton Bridge Water Recycling Centre (Sewage Treatment Works) has capacity for 3,780 houses. Anglian Water has commented that the Water Recycling Centre has capacity available to serve all four sites, and that the foul sewerage network will need upgrading to accommodate each site.
- 4.7 **Water Supply** – Anglian Water has commented that water resources are adequate to serve the proposed growth. The supply network would require upgrading for all sites.

5 SUTTON BRIDGE SITE OPTIONS

- 5.1 Inset Map 9 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Sub013, Sub016, Sub018 and Sub024.

5.2 **Comments received** - The following comments were made on site **Sub013** (***Land to the south of Bridge Road, Sutton Bridge***):

1. support for this as a potential housing site, which although slightly elevated does act as a second line of defence for a modest inundation;
2. this housing extension will extend the linear nature of the village further west, which is contrary to what is stated about linearity elsewhere and is not a favoured planning solution;
3. the landowner is supportive of the number of dwellings identified - 270 dwellings at a density of 30 dph and 225 dwellings at 25 dph;
4. land to the south of site Sub013 (up to the A17) could also accommodate residential development post 2036;
5. the landowner states that the site is suitable, available and deliverable;

5.3 **Responses to the above comments:**

1. support for the potential housing site is noted, and it is acknowledged that the site slopes slightly north-south, although this would not exclude appropriate flood mitigation as recommended elsewhere in this report;
2. the appropriateness of a site's orientation is determined on a site-by-site basis, but it is accepted that this site's visual impacts will be greater than some other potential housing sites;
3. the SHLAA identifies that this site could provide for 270 dwellings at a density of 30 dwellings per hectare (dph), 225 dwellings at 25 dph and 180 dwellings at 20 dph - it assumes that sites in Sutton Bridge will be developed at a density of 20 dwellings to the hectare;
4. the availability of land to the south of Sub013 post 2036 is noted;
5. confirmation of availability and deliverability is welcome.

5.4 **Conclusions on site Sub013** – It is considered that site Sub013 in its current orientation is not one of the more suitable Potential Housing Sites in Sutton Bridge, and that it should not be taken forward as a Preferred Housing Site. However the main concern and objection related to the site's orientation. It is considered that re-configuring the site in a north-south direction would create a better form of development. The landowner confirms this approach would be acceptable, therefore the re-orientated site is considered to be suitable, available and deliverable:

- the Sustainability Appraisal scores site Sub013 as having one positive (green) impact relating to access to employment although a further seven (blue) impacts could deliver positive impacts as a result of a high quality design and the delivery of infrastructure to meet the needs of future residents such as open space and affordable housing;
- it is adjacent to the Sutton Bridge settlement boundary and is accessible to existing services and facilities;
- the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'danger for most', and flood depth in 2115 is classified as '0.5-1m', which is one of the most sequentially preferable site in Sutton Bridge;
- the Highways Authority identifies that 'services and facilities are potentially accessible on foot and bicycle. There are bus stops on Bridge Road. One possible access affects a layby and may cause objections. Another is further east affecting informal roadside parking. The opening is long enough to be able to accommodate a suitable junction with the required visibility splays. This is within the 30mph limit. There is also a gap between numbers 37 and 39 Falklands Road that appears to have been left in order to form an access from that road into this site. The opening appears to be wide enough to be able to form a suitable junction.' It appears that a straightforward, satisfactory access could be achieved (which would also apply to the re-orientated site);
- although the SHLAA identifies that opening-up infrastructure costs are likely to be relatively high (including flood mitigation costs) ... if it is allocated there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council's five year supply of available housing sites; and
- although the site attracted objections, none of the issues raised appear to be insoluble.

5.5 **Comments received** -The following comments were made on site ***Sub016 (Land to the west of New Road, Sutton Bridge)***:

1. support for this as a potential housing site;
2. the landowner is supportive of the number of dwellings identified in the SHLAA: 93 dwellings at a density of 30 dwellings per hectare (dph) and 78 dwellings at 25 dph;
3. the landowner states that the site is suitable, available and deliverable;

5.6 **Responses to the above comments:**

1. support for the potential housing site is noted;
2. the SHLAA identifies that the site could provide for 93 dwellings at a density of 30 dph, 78 dwellings as 25 dph and 62 dwellings at 20 dph - it assumes that sites in Sutton Bridge will be developed at a density of 20 dwellings to the hectare;
3. confirmation of availability and deliverability is welcome.

5.7 **Conclusions on site Sub016** – It is considered that site Sub016 is not one of the more suitable Potential Housing Sites in Sutton Bridge, and that it should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores site Sub016 with two positive (green) impacts being recorded relating to housing delivery and access to employment but four negative (orange) impacts relating to access to education, flood risk, landscape character and soil, air and water quality;
- the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'danger for all', and flood depth in 2115 is classified as '1-2m', which is one of the least sequentially preferable sites in Sutton Bridge;
- the Highways Authority identifies that 'the site would be suitable provided there is a lawful use of the area beyond the adopted end of Wright's Lane. The junction of Wright's Lane with New Road is slightly sub-standard but it is not so unsafe that it would indicate strongly against this site.' Although it appears that a satisfactory vehicular access could be provided to this site, arrangements for other, alternative sites will be more straight-forward.

5.8 **Comments received** - No comments were made on site ***Sub018 (Land to the north of Nightingale Way, Granville Terrace, Chestnut Terrace and Allenby's Chase, Sutton Bridge)*** or ***Sub024 (Land to the north of Withington Street and Chestnut Terrace, Sutton Bridge)***.

5.9 **Conclusions on site Sub018 and Sub024** - It is considered that sites Sub018 and Sub024 are not some of the more suitable Potential Housing Sites in Sutton Bridge, and that they should not be taken forward as a Preferred Housing Site:

- the Sustainability Appraisal scores sites Sub018 and Sub024 as having three positive (green) impacts for housing delivery, inclusivity and access to employment, but four negative (orange) impacts recorded relating to access to education, flood risk, landscape character and air, water and soil quality;
- the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'danger for all', and flood depth in 2115 is classified as '1-2m', which is one of the least sequentially preferable sites in Sutton Bridge;
- development would not have a major impact upon the landscape, but it is accepted that the visual impacts will be greater than some other potential housing sites;
- the Highways Authority identifies that 'if the site is developed with Sub024 the only roads abutting the site appear to be Nightingale Way and Withington Street. There are un-adopted sections of road at the ends of Granville Terrace and Chestnut Terrace and there is an un-adopted garage area at the end of Allenby's Chase. Ideally any development on this site should be served by all the roads leading north from Bridge Road so that traffic movements are not concentrated on just one road. There are problems with visibility where Granville Terrace, Withington Street and Chestnut Terrace meet Bridge Road due to the on-street parking areas along Bridge Road.' Although it appears that a satisfactory vehicular access could be provided, arrangements for other, alternative sites will be more straight-forward.

6 NEW SITES

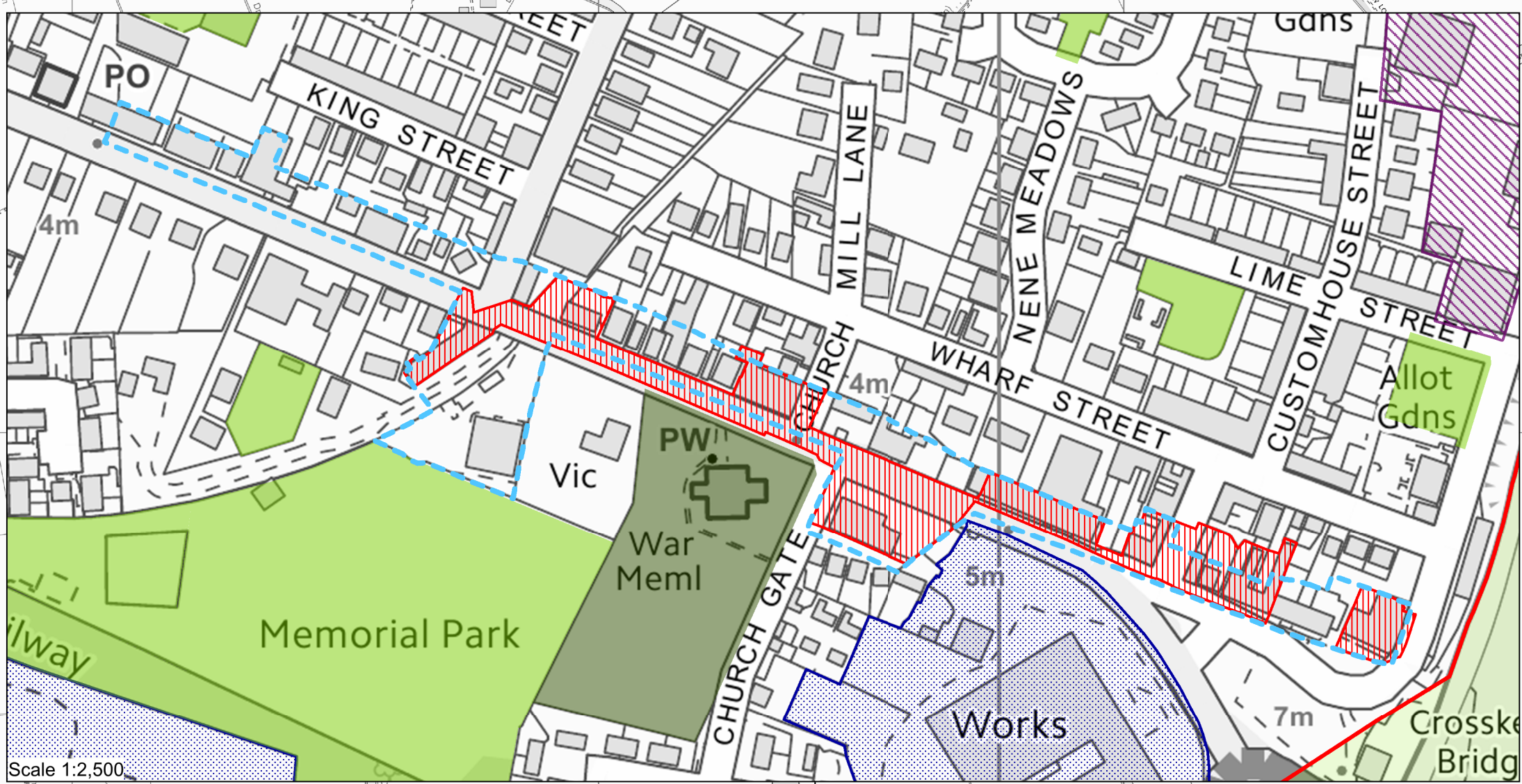
6.1 No new sites were put forward for consideration as Potential Housing Sites in Sutton Bridge.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

7.1 The following site is taken forward as a Preferred Options Housing Allocation: Sub013. The overall capacity of this site is 207 dwellings (at 20/hectare), which is slightly above the residual requirement of 167 dwellings. However, the southern part of this site has a higher flood risk than the majority of the site (Flood Zone 3a, flood hazard in 2115 is classified as 'danger for all', and flood depth in 2115 is classified as '1-2m') and it may be more appropriate to locate open space in that location. It is therefore considered that the density for this site should more appropriately be approx. 162 dwellings.

- 7.2 This allocation and other development opportunities, provide the following trajectory for Sutton Bridge. [The capacity of the sites assumes that they will be developed at a density of 20 dwellings to the hectare. In practice, some sites are likely to accommodate a higher density.] This means that the minimum housing requirement for Sutton Bridge would be 205 dwellings over the plan period.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	21	-	-	-	-	-	21
Commitments	-	22	-	-	-	-	22
Sub013	0	50	112	0	0	0	162
TOTAL	21	72	112	0	0	0	205



Scale 1:2,500

Preferred Sites for Development

Inset Map No 10

Sutton Bridge

Main Service Centre

Scale 1:10,000 @A2

- Inset Map Boundary
- Countryside
- Settlement Boundary.....Policy 12,19,20,21
- Town Centre Boundary.....Policy 22
- Preferred Housing Site.....Policy 12
- Existing Main Employment Area.....Policy 7
- Proposed Main Employment Area...Policy 7
- Local Employment Site.....Policy 7
- Proposed Local Employment Site...Policy 7
- Specific Occupier Site.....Policy 8
- Proposed Specific Occupier Site.....Policy 8
- Existing Restricted Use Site.....Policy 8
- Proposed Restricted Use Site.....Policy 8
- Primary Shopping Area.....Policy 22
- Local Wildlife Site.....Policy 25
- Recreational Open Space.....Policy 30
- Green Infrastructure.....Policy 30



South East Lincolnshire
Joint Strategic Planning Committee

