

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

1 SUTTON ST JAMES'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 St James as a 'Minor Service Centre'.

1.2 **Comments received** - The following comments were received concerning Sutton St James's position in the Spatial Strategy:

1. One comment was received that refers to a number of settlements, including Sutton St James, and the issues of flood risk and transport. They suggest a disconnection between housing and employment sites and suggest a greater focus is made on transport hubs.

1.3 **Responses to the above comments:**

1. All the sites are in Flood zone 3a. No hazard mapping has been undertaken for this area and so the Environment Agency has said a classification of 'no hazard' may not be correct. However, they do also say that there is no apparent hazard from tidal/fluvial sources. The two IDBs do not advise of serious problems. The inference of the comments is that development should be focused in the larger settlements, which is the approach. However, this is not at the expense of smaller settlements. The comments do not state whether the position Sutton St James holds in the Spatial Strategy is incorrect and so it is concluded that Sutton St James should remain a 'Minor Service Centre'.

2 SUTTON ST JAMES '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 St James to provide for 80 dwellings between April 2011 and 31st March 2036.

2.2 **Comments received** - The following comments were received concerning Sutton St James's housing requirements:

1. One comment was received that refers to a number of settlements, including Sutton St James, and the issues of flood risk and transport. They suggest a disconnection between housing and employment sites and suggest a greater focus is made on transport hubs.

2. Sutton St James Parish Council would support any development that had the least impact on its existing residents, highways and infrastructure and was inclusive of affordable housing. Consideration should be given to Anglia Water's cordon sanitaire surrounding the sewer works within the village.
3. Sutton St James a rural community with poor transport links and infrastructure. I am not sure how additional housing of this volume would benefit anyone. Residents would see current facilities stretched to breaking point. And all the charms of living in a very small rural community would be lost.

2.3 **Responses to the above comments:**

1. All the sites are in Flood zone 3a. No hazard mapping has been undertaken for this area and so the Environment Agency has said a classification of 'no hazard' may not be correct. However, they do also say that there is no apparent hazard from tidal/fluvial sources. The two IDBs do not advise of serious problems. The inference of the comments is that development should be focused in the larger settlements, which is the approach. However, this is not at the expense of smaller settlements. The comments do not state whether the position Sutton St James holds in the Spatial Strategy is incorrect and so it is concluded that Sutton St James should remain a 'Minor Service Centre'.
 2. Support for the Housing requirement is welcome.
 3. The approach is based on the previous growth the village has accommodated; the facilities it has, which is the second best minor village; tempered by a poor score for public transport provision and employment and flood risk, which is predominantly flood zone 3a. However, based on the dwelling capacity of the sites available, and the site specific issues discussed in Section 5 it is considered that the Local Plan should seek to slightly reduce the number of dwellings proposed in Moulton Chapel.
- 2.4 Owing to these comments it is considered that a change to Sutton St James's housing requirements is required and the Local Plan should identify housing allocations in Sutton St James for 70 dwellings between April 2011 and 31st March 2036.

3 **SUTTON ST JAMES 'S RESIDUAL REQUIREMENTS**

- 3.1 **Completions** - Between 1st April 2011 and 31st March 2016, 9 new dwellings were built in Sutton St James.

3.2 **Commitments** - As at 31st March 2016, planning permission was outstanding for the construction of 7 dwellings in Sutton St James, and there is no evidence to suggest that this permission will not be implemented during the Plan period.

3.3 **Residual requirement** - Given the above figures, the identification of land to accommodate approximately 54 dwellings is required. ($70 - 9 - 7 = 54$)

4 INFRASTRUCTURE

4.1 **Education** – the County Education Department has previously commented that Sutton St James has some capacity at primary level. The secondary School is full but may have some ability to expand.

4.2 **Flood risk** – the Environment Agency has previously been consulted in relation to the submitted sites for Sutton St James 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 South Holland Main Drain (Consult South Holland IDB).
- Consult South Holland IDB to ascertain if risk from South Holland Main Drain to demonstrate Exceptions Test can be passed.

4.3 The North Level IDB previously advise there is no specific risk for their drainage network which requires highlighting for Tydd St Mary. If new developments follow government guidelines and SUDs are used, then there will be no impact on the drainage network. If surface water run-off rates increase as a result of development these should be addressed at the application stage with improvements funded by the developer. Some of the sites are adjacent the Boards watercourses and the byelaws will apply.

4.4 South Holland IDB have previously 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.

4.5 Anglian Water has previously commented that the surface water network capacity has major constraints and all sites should seek to reduce flood risk and incorporate Sustainable Drainage Systems.

4.6 **Sewage Treatment** – the Environment Agency has previously commented that Sutton St James water recycling centre has capacity for 536 dwellings. Anglian water has commented that the water recycling centre and foul sewage network would require some upgrading.

4.7 **Water Supply** – Anglian Water has previously commented that there is adequate water capacity to meet the proposed development but the supply network would require some upgrading.

- 4.8 **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.

5 SUTTON ST JAMES SITE OPTIONS

- 5.1 Inset Map 22 of the South East Lincolnshire Local Plan 2011-2036 Draft for Public Consultation (January 2016) identified four 'Potential Housing Sites', Suj002, Suj004, Suj005, Suj007 and Suj012.

- 5.2 **Comments received** - No comments were made on site ***Suj002 (Land to the east of Baulkins Drove, Sutton St James)***.

- 5.3 **Conclusions on site Suj002** – It is considered that site Suj002 is not a suitable Potential Housing Site in Sutton St James, and that it should not be taken forward as a Preferred Housing Site because:

- The Sustainability Appraisal shows this has one positive impact and places it as third equal of the five sites. Baulkins Drove would require significant upgrading and the provision of a footway. However, the site is close to a pumping station to the east of the site and a small water recycling centre to the rear of dwellings on Festival Square and Baulkins Drove. Anglian Water has advised it is within the Encroachment Advisory Zone which relates to smell, noise and space for expansion. Although developing this site would not restrict the physical expansion of these facilities the impact of noise and odour on the site are unclear and therefore the site should not be taken forward.

- 5.4 **Comments received** - No comments were made on site ***Suj004 (Land to the east of Bell's Drove, Sutton St James)***.

- 5.5 **Conclusions on site Suj004** – It is considered that site Suj004 is not a suitable Potential Housing Site in Sutton St James and should not be taken forward as a Preferred Housing Site because:

- The Sustainability Appraisal shows this has one positive impact and places it as third equal of the five sites. Sutton Gate is not a suitable access and would require significant improvement. Access off Bells Drove would require an extension to the footway. However, the site is a poor shape and close to the village's sewage works. Anglian Water has advised it is within the Encroachment Advisory Zone which relates to smell, noise and space for expansion. Although developing this site would not restrict the physical expansion of the water recycling centre the impact of noise and odour on the site are unclear and therefore the site should not be taken forward.

- 5.6 **Comments received** - No comments were made on site ***Suj005 (Land to the east of Sutton Gate, Sutton St James)***.
- 5.7 **Conclusions on site Suj005** – It is considered that site Suj005 is not a suitable Potential Housing Site in Sutton St James, and that it should not be taken forward as a Preferred Housing Site because:
- Although the Sustainability Appraisal shows this has two positive impacts and places it as second of the five sites Sutton Gate is not a suitable access and would require significant improvement. The site is also close to the village's water recycling centre. Anglian Water has advised it is within the Encroachment Advisory Zone which relates to smell, noise and space for expansion. Although developing this site would not restrict the physical expansion of the water recycling centre the impact of noise and odour on the site are unclear and therefore the site should not be taken forward.

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- 5.8 **Comments received** – The following comment was made on site ***Suj007 (Land to the south of Chapel Gate, Sutton St James)***:

1. Impact upon the setting of the Grade II* Tower of St James church will require assessment, which is again not reflected within the Sustainability Appraisal.

- 5.9 **Responses to the above comments:**

1. The comment does not refer to any particular site. It is assumed it refers to this site as it is on the opposite side of the road to the church. It currently has redundant commercial buildings and a tall lattice framed aerial on it. It is therefore previously developed land. It is in flood zone 2
2. The Sustainability Appraisal scores this site as the best with three positive impacts.

- 5.10 **Conclusions on site Suj007** – It is considered that site Suj007 is a suitable Potential Housing Site in Sutton St James and that it should be taken forward as a Preferred Housing Site because:

- It is previously developed land, the best flood zone and has the best score in the Sustainability Appraisal. The setting of the Church is already affected by an unused commercial site and a residential scheme would need to take account of its position in the village. There is not a conservation area in Sutton St James.

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- 5.11 **Comments received** - No comments were made on site ***Suj012 (Land to the south of Chapel Gate, Sutton St James)***.

5.12 **Conclusions on site Suj012** – It is considered that site Suj012 is a suitable Potential Housing Site in Sutton St James and that it should be taken forward as a Preferred Housing Site because:

- An outline planning application has been submitted on the site for 42 dwellings and therefore, at this stage, until a decision has been made upon the application, delivery is more likely than other sites in Sutton St James.
- It appears that those consultees who have responded are not objecting to the scheme and therefore the issues raised in the January 2016 Housing Paper on access, and waste and foul water drainage are soluble.

6 NEW SITES

6.1 The following new site was put forward for consideration as Potential Housing Sites:

1. Suj 014 – Sutton St James. The Strategic Housing Land Availability Assessment (SHLAA) identifies this site as undevelopable because it would have adverse environmental impacts.
2. Suj 015 – Sutton St James. The SHLAA identifies this site as undevelopable because of its conflict with the Local Plan's locational strategy, adverse environmental impacts, and poor location.
3. Suj016 – Sutton St James. The SHLAA identifies this site as undevelopable because it would have adverse transport issues.

7 PREFERRED OPTIONS HOUSING ALLOCATIONS AND TRAJECTORY

7.1 The following sites are taken forward as Preferred Options Housing Allocations: Suj007 and Suj012. These sites have a combined capacity of 53 dwellings, which is just below the residual requirement of 54 dwellings.

7.2 These allocations and other development opportunities provide the following trajectory for Sutton St James.

	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Years 21-25	Years 26+	TOTAL
Completions	9	0	0	0	0	0	9
Commitments	0	7	0	0	0	0	7
Suj007	0	11	0	0	0	0	11
Suj012	0	24	18	0	0	0	42
TOTAL	9	42	18	0	0	0	69

Preferred Sites for Development

Inset Map No 25

Sutton St James

Minor Service Centre

Scale 1:6,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee

