

**EXAMINATION OF THE EAST LINDSEY
CORE STRATEGY
AND
THE EAST LINDSEY SETTLEMENT
PROPOSALS
DEVELOPMENT PLAN DOCUMENT**

HEARING STATEMENT – MATTER ONE

By Neil Kempster



Introduction

This statement has been prepared in response to the Inspectors' Matters, Issues and Questions Stage 2 – Settlement Proposals DPD and Housing Land Supply revised version dated 14th August 2017.

It should be read in conjunction with Chestnut Homes' previous representations to the Local Plan submitted in July 2016 and January 2017.

Hearing Statement – Matter 1 Structure of the Plan

We would agree with the Inspectors' comments in relation to the status and purpose of the text in the analysis table for each settlement, which presumably is for guidance for future applications on allocated sites.

With specific reference to the text in the Infrastructure box for site reference SIB 303, we believe this should be re-drafted.

For information we attach at Appendix One an extract from Anglian Water's pre-planning assessment dated June 2016 requested by Chestnut Homes as part of feasibility work in connection with the development of this site.

From this it can be seen in Section 4 – Water Recycling Services, that there is capacity within the Sibsey Water Recycling Centre to cater for the proposed development of SIB 303. We are therefore unclear why the text for this site makes reference to the Wainfleet WRC, which we do not believe to be relevant to this site.

Furthermore, we query the request for an odour assessment given the location of the Water Recycling Centre, which is shown at Appendix Two on Anglian Water's plan reference 187732-2 highlighted in yellow for ease of reference.

The Recycling Centre (WRC) is clearly quite some distance to the south west of the development site, particularly since the revisions to the boundary from earlier drafts of the Local Plan. At its nearest point the WRC is approximately 650m from the site. There are significant amounts of existing housing in the village located a lot closer to the WRC than site SIB 303 and hence question the validity of the stipulation from Anglian Water.

Appendix One

**EXTRACT FROM ANGLIAN WATER'S PRE-PLANNING REPORT
JUNE 2016**

Section 4: Water Recycling Services

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving water recycling centre and determine whether the water recycling centre can cope with the increased flow and influent quality arising from your development.

Water Recycling Centre

The foul drainage from the proposed development is in the catchment of Sibsey Water Recycling Centre, which currently has capacity to treat the flows from your development site. Anglian Water cannot reserve capacity and the available capacity at the water recycling centre can be reduced at any time due to growth, environmental and regulation driven changes.

Used Water Network

Anglian Water has assessed the impact of gravity flows from your planned development to the public foul sewerage network. We can confirm that this is acceptable as the foul sewerage system, at present, has available capacity for your site. The connection point will be to manhole 2903 located at Land off Main Street at NGR TF3523350996.

Anglian Water has also assessed an alternative connection point for gravity flows should the connection above not be suitable due to the site layout or to achieve a gravity connection. The connection point will be to manhole 1101 located at Land off Main Street at NGR TF3517551195.

Surface Water Disposal

Anglian Water has assessed a connection to the public surface water sewer as per your attached documentation. We can confirm that this is acceptable in principal as, at present, the network has available capacity for your flows. The connection point for the surface water will be to manhole 4051 at NGR TF3540951016 at a discharge rate of 8.45 l/s.

We have also assessed an alternative connection at manhole 1051 at NGR TF3517251051 which also has capacity to accept a discharge of 8.45 l/s.

Our desktop analysis found that the site may require a pumped solution. Should a gravity connection not be viable for your surface water flows, we would not deem a pumped surface water regime to be a feasible solution for your site and would suggest you further explore the use of infiltration or discharging to a watercourse.

It is our understanding that the evidence to confirm your compliance with the surface water hierarchy has not been provided with your application. It is your responsibility to provide evidence to confirm that all alternative methods of surface water disposal have been explored and these will be required before a surface water connection can be agreed

Appendix Two
ANGLIAN WATERS
PLANS REFERENCE 187732