

## **REMOVAL OF SITES FROM AREAS OF COASTAL FLOOD RISK**

### **COUNCIL RESPONSE – 29<sup>TH</sup> NOVEMBER 2017**

During the examination hearings and the subsequent letter from the Inspectors dated 11<sup>th</sup> October 2017, it was suggested that the Council look at the following sites with regard to coastal flood risk. These are therefore proposed changes advanced by the Council in response to the Inspector's letter of 13/10 and that they will all be consulted upon as potential main modifications and associated changes from the submission policies map.;

Tetney – sites TNY 311 and 308

Grainthorpe – site GRA 211

Hogsthorpe – sites HOG 306 and 309

Friskney – site FRI 321

The Council has done this exercise and deleted sites TNY308 and GRA211 because these sites have substantial areas of coastal green zone flood risk on them, as such it compromises their ability to bring forward housing.

GRA211 - the west and southwest of the site in the orange zone, danger for most on the EA flood hazard maps with the west and north in yellow and green zones. There is a drainage ditch running along the middle of the site and overall the flood risk portion of the site is in the area which it would be more appropriate for housing. The rest of the site is set on a prominent corner which gives an open aspect to this part of the village.

TNY308 – The access and the front portion of the site are situated in the green zone for flood risk, there is a substantial distance in terms of the site size in order to reach the safer parts of the site. This would mean development would crowd into the rear of the site and would be out of keeping with the character of other development in the area.

With regard to the other sites mentioned above;

TNY311 - the whole site except a small strip in the green zone lies outside the flood hazard zone, this small strip runs along the front of one corner of the site. This does not affect the ability of the site to deliver.

HOG306 – the whole site except small areas within the site which lie in the green zones lie outside the flood hazard, this does not affect the sites ability to either come forward or deliver housing because the areas are so small they can be built into any SUDs scheme on the site.

HOG309 – this site already has permission for 2 units on the frontage, the map of the site has been amended and is now shown as an amendment in the map consultation document. It now only shows the area with permission and the figures for the capacity of the site have been amended in the evidence tables.

FRIS321 - the whole site except a small strip in the green zone measuring 0.036 ha lies outside the flood hazard zone, the access is in the green zone but this is not wide enough to accommodate housing and would only serve as an access. This does not affect the ability of the site to deliver.