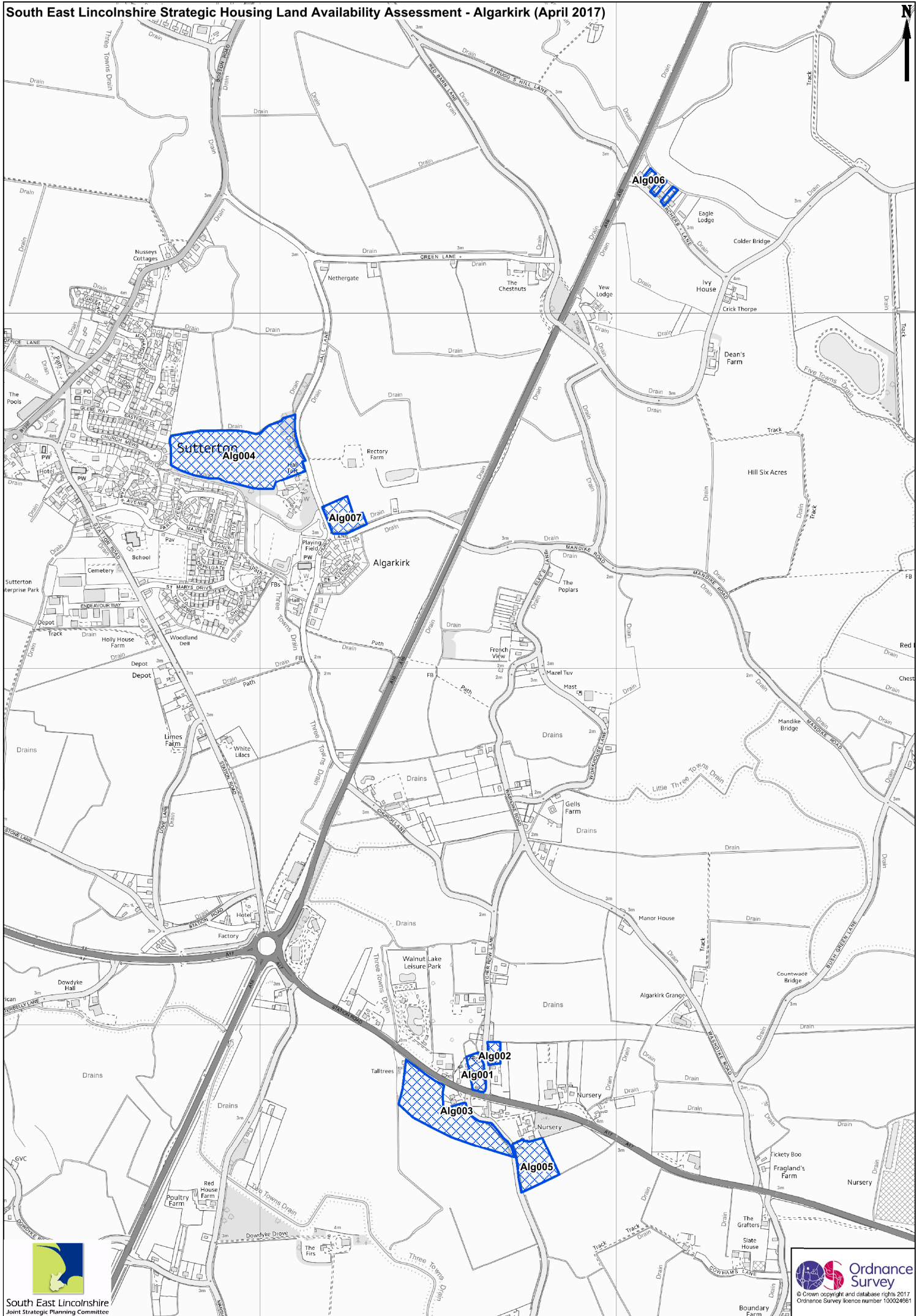


South East Lincolnshire Strategic Housing Land Availability Assessment - Algarkirk (April 2017)



Reference **Alg001** **Settlement:** Algarkirk **Phase two SHLAA sites**

Address Land to west of Pitcher Row Lane, Algarkirk

Site area (Hectares) 0.42 **Site capacity at 30 dph:** 13 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is a visually exposed site, and its development would create an intrusion into the countryside
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not accessible to existing services and facilities, & is not located within or adjacent to Algarkirk's existing built-up area
SITE CHARACTERISTICS - the site has no intrinsic amenity value. However, southern parts of the site are adjacent to the A17 which may be a 'bad neighbour' to new homes on this part of the the site, it is grade 1 agricultural land, and is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible by bicycle. However, it is unlikely that services would be accessible on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, poor location, and poor site characteristics.

Classification **Undevelopable**

Flood risk Zone 1
Zone 2
Zone 3a
Zone3b

No hazard
Low hazard
Danger for some
Danger for most
Danger for all

No Depth
0m to 0.25m
0.25m to 0.50m
0.50m to 1.0m
1.0m to 2.0m
>2.0m

Reference **Alg002** **Settlement:** Algarkirk **Phase two SHLAA sites**

Address Land to east of Pitcher Row Lane, Algarkirk

Site area (Hectares) 0.22 **Site capacity at 30 dph:** 7 **Site capacity at 25 dph:** 6 **Site capacity at 20 dph:** 4 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 6-10: 4 Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it would intensify the visual impacts of an existing, incongruous group of dwellings in the countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not accessible to existing services and facilities, & is not located within or adjacent to Algarkirk's existing built-up area
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible by bicycle. However, it is unlikely that services would be accessible on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Alg003	Settlement:	Algarkirk	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to west of Marsh Lane, Algarkirk			
Site area (Hectares)	3.06 Site capacity at 30 dph:	92 Site capacity at 25 dph:	76 Site capacity at 20 dph:	61 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. 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 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 11 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is a visually exposed site, and its development would create an intrusion into the countryside</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is not accessible to existing services and facilities, & is not located within or adjacent to Algarkirk's existing built-up area</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value. However, western parts of the site are adjacent to the A17 which may be a 'bad neighbour' to new homes on this part of the site, it is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible by bicycle. However, it is unlikely that services would be accessed on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, poor location, and poor site characteristics.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Alg004	Settlement: Algarkirk	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to west of Hall Lane, Algarkirk		
Site area (Hectares)	5.15 Site capacity at 30 dph:	154 Site capacity at 25 dph:	129 Site capacity at 20 dph: 103 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes	
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Owner indicates that the site will not be available before 2016.		
Achievability	Is the site achievable?	Yes	
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. 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 15).		
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 53 Delivered in yrs 16-20: Delivered in yrs 21-25:		
Suitability	Is the site suitable?	No	
Explanation	<p>The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is poorly related to either Sutterton or Algarkirk, & its development would significantly encroach into the open countryside which separates Algarkirk from Sutterton. Furthermore, the site is visually exposed, & its development would create an intrusion into the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Sutterton's services and facilities, but is not located within or adjacent to Algarkirk's built-up area (although it is located adjacent to Sutterton's existing built-up area).</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - although services & facilities are potentially accessible on foot or by bicycle, it is unlikely that services would be accessible by public transport. Furthermore, it is likely that the site's development would create traffic problems, as Hall Lane is unlikely to be capable of accommodating the traffic generated.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, poor location, and transport issues.</p>		
Classification	Undevelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference **Alg005** **Settlement:** Algarkirk **Phase two SHLAA sites**

Address Land to the east of Marsh Lane, Algarkirk

Site area (Hectares) 1.26 **Site capacity at 30 dph:** 38 **Site capacity at 25 dph:** 32 **Site capacity at 20 dph:** 25 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 1
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is a visually exposed site, and its development would create an intrusion into the countryside
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not accessible to existing services and facilities, & is not located within or adjacent to Algarkirk's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible by bicycle. However, it is unlikely that services would be accessible on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference **Alg006** **Settlement:** Algarkirk **Phase two SHLAA sites**

Address Land to the north of Archers Lane, Algarkirk

Site area (Hectares) 0.3 **Site capacity at 30 dph:** 9 **Site capacity at 25 dph:** 8 **Site capacity at 20 dph:** 6 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be very low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 6
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - its development would intensify the visual impacts of an existing, incongruous group of dwellings in the countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not accessible to existing services and facilities, & is not located within or adjacent to Algarkirk's existing built-up area
SITE CHARACTERISTICS - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses, and it is not agricultural land. However, it is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible by bicycle. However, it is unlikely that services would be accessible on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference	Alg007	Settlement:	Algarkirk	Phase two SHLAA sites <input checked="" type="checkbox"/>					
Address	Land to the north of Church Lane, Algarkirk								
Site area (Hectares)	0.76	Site capacity at 30 dph:	23	Site capacity at 25 dph:	19	Site capacity at 20 dph:	15	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		12						
	Delivered in yrs 11-15:		3						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it is located adjacent to a Scheduled Ancient Monument, it is unlikely to have adverse impacts on natural or heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - it would extend the village's built-up area beyond Church Lane (which currently provides a strong 'stop' to the village's growth) and would create an intrusion into the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Algarkirk's and Sutterton's existing services and facilities, & is located adjacent to Algarkirk's existing built-up area</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot and by bicycle. However, it is unlikely that services would be accessible on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>								
Classification	Undevelopable								
Flood risk	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			