

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 Yes				
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.		
Achievability	Is the site achieval	Yes Yes				
Explanation		sonable prospect that it		costs are likely to be low. If it is sumed to begin in year 7, and be		
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12			
Suitability	Is the site suitable	No				
Explanation	no new allocations. ENVIRONMENTAL IMPA development would ha exposed site, and its de INFRASTRUCTURE - it w LOCATION - it is not acc Algarkirk's existing built SITE CHARACTERISTICS adjacent to the A17 wh agricultural land, and is TRANSPORT - it will not accessible by bicycle. H	ACTS - although it will no ve adverse impacts upon velopment would create vill not lead to the loss of cessible to existing service tup area - the site has no intrinsicion may be a 'bad neight not previously developed create or exacerbate trace owever, it is unlikely tha	of have adverse impacts of the character and appear an intrusion into the configuration of the configuration of the configuration of the configuration of the character and facilities, & is not configurate to new homes on the character of the ch	an Plan seeks the identification of an natural or heritage assets, its arance of the area - it is a visually untryside as on, existing infrastructure. Iocated within or adjacent to a southern parts of the site are an is part of the the site, it is grade 1 as & facilities are potentially sible on foot or by public transport. adverse environmental impacts,		
Classification	Unde	evelopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	la Ba	No hazard Low hazard Danger for s Danger for a Danger for a	nost	No Depth Om 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 7 Site capacity 6 Site capacity 4 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning
Availability	Is the site available? Yes Yes
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.
Achievability	Is the site achievable?
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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	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 Zone Zone	Low hazard 0m to 0.25m Danger for some 0.25m to 0.50m

Reference	Alg003	Settlement:	Algarkirk	Phase two SHLAA sites
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:
Availability	Is the site available	Yes Yes		реннізмонь.
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	low, although flood mit		it is allocated, there is a	cture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 11	
Suitability	Is the site suitable?	No No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development would ha exposed site, and its de INFRASTRUCTURE - it w LOCATION - it is not acc Algarkirk's existing built SITE CHARACTERISTICS adjacent to the A17 wh agricultural land, and is TRANSPORT - it will not accessible by bicycle. H	ACTS - although it will not ve adverse impacts upon velopment would create vill not lead to the loss of cessible to existing service t-up area - the site has no intrinsicit ich may be a 'bad neighbonot previously develope to create or exacerbate traowever, it is unlikely that flict with the emerging PL	t have adverse impacts of the character and appe an intrusion into the co , nor place undue burder es and facilities, & is not amenity value. However our' to new homes on the d. iffic problems, & services the services would be access	on natural or heritage assets, its arance of the area - it is a visually untryside inson, existing infrastructure. Illustrated within or adjacent to insort of the site are this part of the site, it is grade 1 is & facilities are potentially is sed on foot or by public transport. adverse environmental impacts,
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth Om 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
Address	Land to west of Hall Lane, A	lgarkirk		
Site area (Hectares)	5.15 Site capacity at 30 dph:	Site capacity at 25 dph:	129 Site capacity at 20 dph:	103 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no planning Owner indicates that the sit	• .		wn legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		on costs are likely. If	it is allocated, there is a	ture costs are likely to be relatively reasonable prospect that it would r 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 53	
Suitability	Is the site suitable?	No		
	development would have at related to either Sutterton of countryside which separate development would create INFRASTRUCTURE - it will not LOCATION - it is accessible the Algarkirk's built-up area (alt SITE CHARACTERISTICS - the uses. However, it is grade 1 TRANSPORT - although services would be accessible create traffic problems, as he	dverse impacts upon or Algarkirk, & its dev is Algarkirk, from Sutt an intrusion into the ot lead to the loss of to Sutterton's service hough it is located at e site has no intrinsic agricultural land, an ices & facilities are per by public transport hall Lane is unlikely to with the emerging Plant or Algarithm of the summer of the land of	the character and appearle by the character and appearle by the countryside. In or place undue burder as and facilities, but is not diacent to Sutterton's examenity value, and ther do is not previously development accessible on a proper furthermore, it is likely to be capable of accomministration.	e are no nearby 'bad neighbour'
Classification	Undevel	opable		
Z	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Site area (Hectares)	1.26 Site capacity at 30 dph:	Lane, Algarkirk 38 Site capacity		
, , ,		38 Site capacity		
Avellebilling Is		at 25 dph:	32 Site capacity at 20 dph:	25 Site capacity from planning permissions:
Availability	s the site available?	Yes		
Explanation	Ithough there is no planni	ing permission or allo	cation, there are no know	vn legal or ownership problems.
Achievability	s the site achievable?	? Yes		
al		costs are likely. If it is	allocated, there is a reaso	ure costs are likely to be low, onable prospect that it would be).
D D D	pelivered in yrs 1-5: pelivered in yrs 6-10: pelivered in yrs 11-15: pelivered in yrs 16-20 pelivered in yrs 21-25:		24 1	
Suitability	s the site suitable?	No		
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Classification	Undeve	lopable		
Flood risk Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Alg006	Settlement:	Algarkirk	Phase two SHLAA sites
Address	Land to the north of Archers	Lane, Algarkirk		
ite 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
Availability	Is the site available?	Yes		permissions:
explanation	Although there is no planning	g permission or alloca	tion, there are no know	n legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		sts are likely. If it is all	ocated, there is a reaso	re costs are likely to be very low, nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		6	
Buitability	Is the site suitable?	No		
	development would have addevelopment would intensify countryside. INFRASTRUCTURE - it will not LOCATION - it is not accessibe Algarkirk's existing built-up a SITE CHARACTERISTICS - the and it is not agricultural land TRANSPORT - it will not creat accessible by bicycle. Howev	verse impacts upon the the visual impacts of the visual impacts of the loss of, note that the loss of, note that the visual impacts of the visual impacts	te character and appear an existing, incongruous or place undue burdens and facilities, & is not lo menity value, there are re eviously developed land c problems, & services & ervices would be accessi	s group of dwellings in the on, existing infrastructure. cated within or adjacent to no nearby 'bad neighbour' uses,
Classification	Undevelo	pable	.,	
Zo Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Land to the north of Church Lane, Algarkirk	low,	
Availability Is the site available? Explanation Although there is no planning permission or allocation, there are no known legal or ownership put the site achievable? Explanation Moderate achievable? Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it is 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: Delivered in yrs 11-15: 3 Delivered in yrs 11-15: 3 Delivered in yrs 12-25: Delivered in yrs 21-25: Suitability Is the site suitable? Explanation The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identifing no new allocations. ENVIRONMENTAL IMPACTS - although it is located adjacent to a Scheduled Ancient Monument, to have adverse impacts on natural or heritage assets. However, its development would have add impacts upon the character and appearance of the area - it would extend the village's built-up are Church Lane (which currently provides a strong 'stop' to the village's growth) and would create a into the countryside. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastruct LOCATION - it is accessible to Algarkirk's and Sutterton's existing services and facilities, & is located to Algarkirk's existing built-up area SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad nei 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 potential accessible on foot and by bicycle. However, it is unlikely that services would be accessible on foot and by bicycle.	low,	
Achievability Is the site available? Achievability Is the site achievable? Explanation Moderate achievable? Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it is developed (assumed to begin in year 7, and be completed before year 15). Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 12-25: Is the site suitable? No Explanation The site would create an extension to Algarkirk, where the emerging Local Plan seeks the identifing no new allocations. ENVIRONMENTAL IMPACTS - although it is located adjacent to a Scheduled Ancient Monument, to have adverse impacts on natural or heritage assets. However, its development would have adding active to the countryside. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastruct LOCATION - it is accessible to Algarkirk's and Sutterton's existing services and facilities, & is locat to Algarkirk's existing built-up area SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad nei 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 potential accessible on foot and by bicycle. However, it is unlikely that services would be accessible on foot and by bicycle. However, it is unlikely that services would be accessible on foot and by bicycle. However, it is unlikely that services would be accessible on foot and by bicycle. However, it is unlikely that services would be accessible on foot and by bicycle. However, it is unlikely that services would be accessible on foot and by bicycle. However, it is unlikely that services would be accessible on foot and by bicycle.	low,	
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Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmen	is unlik erse ea beyor intrusio ure. d adjace shbour' ly or by	nd ion ent
Classification Undevelopable		
Zone 1 Zone 2 Zone 3a Zone3b No hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		