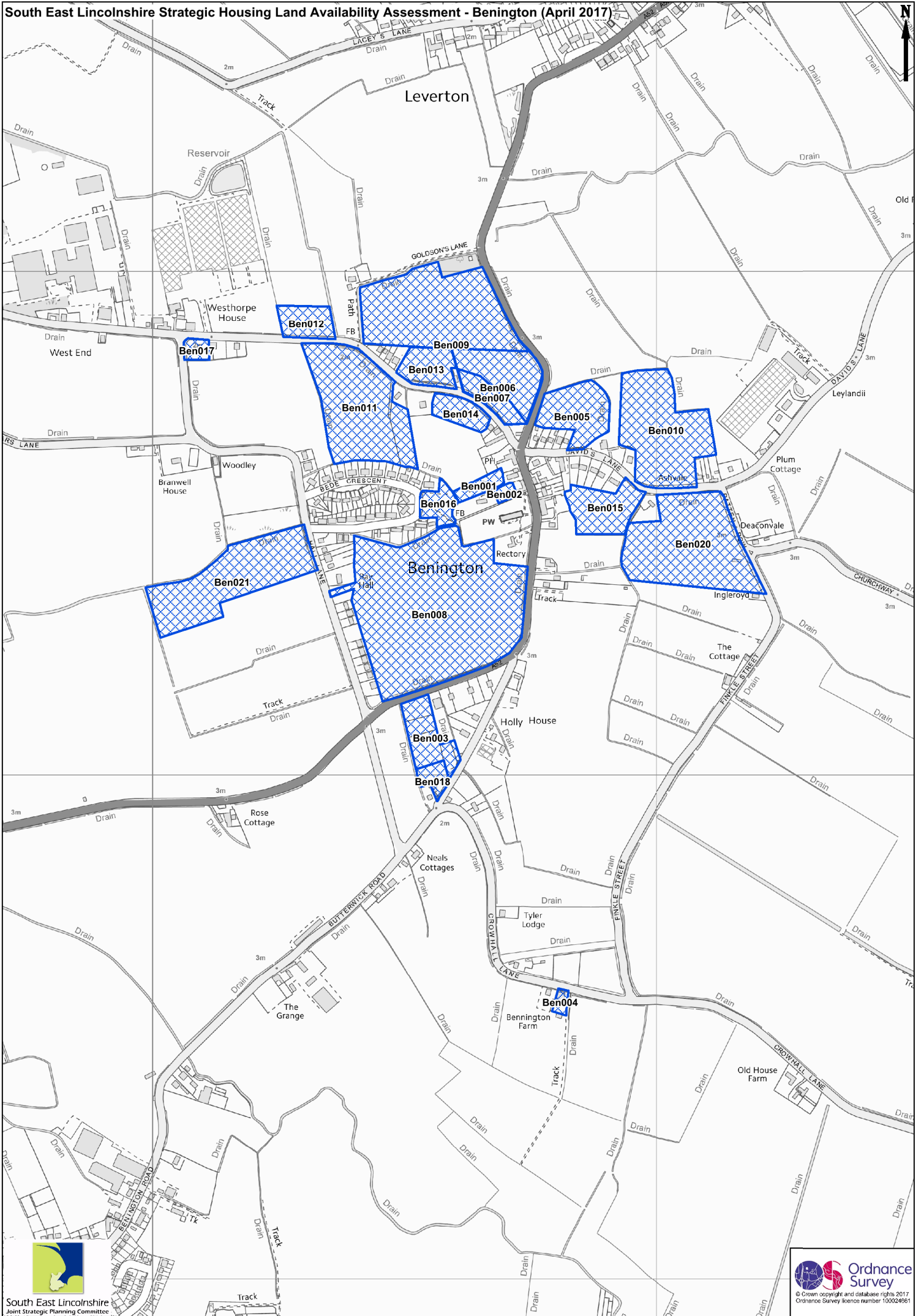


South East Lincolnshire Strategic Housing Land Availability Assessment - Benington (April 2017)



| | | | | | | | | | |
|------------------------------|--|---------------------------------|------------------------|---|---|---------------------------------|---|---|--------------------------|
| Reference | Ben001 | Settlement: | Benington | Phase two SHLAA sites <input type="checkbox"/> | | | | | |
| Address | Land to the west of Main Road, Benington | | | | | | | | |
| Site area (Hectares) | 0.29 | Site capacity at 30 dph: | 9 | Site capacity at 25 dph: | 7 | Site capacity at 20 dph: | 6 | 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 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 | <p>The site's development would add to Benington, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. Although the site's development could have adverse impacts on heritage assets (nearby listed buildings), any such impacts could be prevented by careful design. Its development would not have adverse impacts upon the character and appearance of the area - it is within the village's built-up area & is screened from view from most directions by existing buildings.</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 Benington's existing services and facilities, & is located within Benington's existing built-up area.</p> <p>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.</p> <p>TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport. However, the site's development might create traffic problems, as it would require the intensification of an existing vehicular access, which currently serves 3 dwellings and a dance school.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy.</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 | | | |

Reference Ben002 **Settlement:** Benington **Phase two SHLAA sites**

Address Land to the west of Main Road, Benington

Site area (Hectares) 0.11 **Site capacity at 30 dph:** 3 **Site capacity at 25 dph:** 3 **Site capacity at 20 dph:** 2 **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: 2
Delivered in yrs 11-15:
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site's development would add to Benington, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. Although the site's development could have adverse impacts on heritage assets (nearby listed buildings), any such impacts could be prevented by careful design. Its development would not have adverse impacts upon the character and appearance of the area - it is within the village's built-up area & is screened from view from most directions by existing buildings.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Benington's existing services and facilities, & is located within Benington'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 - services & facilities are potentially accessible by bicycle, on foot or by public transport. However, the site's development might create traffic problems, as it would require the intensification of an existing vehicular access, which currently serves 3 dwellings and a dance school.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

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 | Ben003 | Settlement: | Benington | Phase two SHLAA sites <input type="checkbox"/> |
| Address | Land between Main Road and Butterwick Road, Benington | | | |
| Site area (Hectares) | 0.95 Site capacity at 30 dph: | 28 Site capacity at 25 dph: | 24 Site capacity at 20 dph: | 19 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 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: | | 7 | |
| | 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 Benington, 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 isolated from the village and is visually exposed, 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 - although it is accessible to Benington's existing services and facilities, it is not located within or adjacent to Benington's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and it is not agricultural land. However, it is not previously developed land, and northern parts of the site are adjacent to the A52 which may be a 'bad neighbour' to new homes on this part of the site</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.</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 Ben004 Settlement: Benington Phase two SHLAA sites

Address Land to the south of Crowhall Lane, Benington

Site area (Hectares) 0.12 Site capacity at 30 dph: 4 Site capacity at 25 dph: 3 Site capacity at 20 dph: 2 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: 2
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 Benington, 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 - the site is entirely isolated from the village's main built-up, and would intensify development in an area where building is currently scattered, and which has a countryside character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not located within or adjacent to Benington's existing built-up area, and is relatively inaccessible to Benington's existing services and facilities.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses, and it is not agricultural land. However, much of the site is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle. However, services and facilities are unlikely to 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 transport issues.

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 | Ben005 | Settlement: | Benington | Phase two SHLAA sites <input type="checkbox"/> |
| Address | Land to the east of Main Road, Benington | | | |
| Site area (Hectares) | 1.33 Site capacity at 30 dph: | 40 Site capacity at 25 dph: | 33 Site capacity at 20 dph: | 27 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: 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 Benington, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, & its development would not have undue adverse impacts upon the character and appearance of the area - although it is highly visible from the north, it has a satisfactory relationship with the village's built-up area, and its visual impacts would be broadly acceptable. Although the site's development could have adverse impacts on heritage assets (nearby listed building), any such impacts could be prevented by careful design.</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 Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value, it is grade 1 agricultural land, is not previously developed land, and western parts of the site are adjacent to the A52 which may be a 'bad neighbour' to new homes on this part of the site.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy.</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 Ben006 Settlement: Benington Phase two SHLAA sites

Address Land to the north of West End Road, Benington

Site area (Hectares) 1.88 Site capacity at 30 dph: 56 Site capacity at 25 dph: 47 Site capacity at 20 dph: 38 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: 14
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Benington, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have undue adverse impacts upon the character and appearance of the area - although it is highly visible, it has a satisfactory relationship with the village's built-up area, and its visual impacts would be broadly acceptable.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value, it is grade 1 agricultural land, is not previously developed land, and eastern parts of the site are adjacent to the A52 which may be a 'bad neighbour' to new homes on this part of the site.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

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 Ben007 Settlement: Benington Phase two SHLAA sites

Address Land to the north of West End Road, Benington

Site area (Hectares) 0.54 Site capacity at 30 dph: 16 Site capacity at 25 dph: 14 Site capacity at 20 dph: 11 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 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 11
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 Benington, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it has an acceptable relationship with the village's existing built-up area (although ribbon development is a form of development that is normally resisted).
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value, it is grade 1 agricultural land, is not previously developed land, and eastern parts of the site are adjacent to the A52 which may be a 'bad neighbour' to new homes on this part of the site.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

Classification Undevelopable

Flood risk Zone 1
Zone 2
Zone 3a
Zone 3b

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 | Ben008 | Settlement: | Benington | Phase two SHLAA sites <input type="checkbox"/> | | | | |
| Address | Land to the east of Hall Lane, Benington | | | | | | | |
| Site area (Hectares) | 8.66 | Site capacity at 30 dph: | 260 | Site capacity at 25 dph: | 216 | Site capacity at 20 dph: | 173 | Site capacity from planning permissions: <input type="checkbox"/> |
| Availability | Is the site available? <input checked="" type="checkbox"/> Yes | | | | | | | |
| Explanation | Although there is no planning permission or allocation, there are no known legal or ownership problems. | | | | | | | |
| Achievability | Is the site achievable? <input checked="" type="checkbox"/> 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: 123 Delivered in yrs 16-20: Delivered in yrs 21-25: | | | | | | | |
| Suitability | Is the site suitable? <input checked="" type="checkbox"/> No | | | | | | | |
| Explanation | <p>The site would create an extension to Benington, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets and, although the site's development could have adverse impacts on heritage assets (nearby listed building), any such impacts could be prevented by careful design. However, its development would have adverse impacts upon the character and appearance of the area - the site is of such a size that it would dominate the existing settlement.</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 Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value, it is grade 1 agricultural land, is not previously developed land, and southern and eastern parts of the site are adjacent to the A52 which may be a 'bad neighbour' to new homes on this part of the site.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, 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 Zone 2 <input checked="" type="checkbox"/> Zone 3a Zone 3b | No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all | No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <input checked="" type="checkbox"/> 1.0m to 2.0m >2.0m | | | | | |

| | | | | | | | | |
|------------------------------|--|---------------------------------|-----------------|---|----------------|---------------------------------|-----|--|
| Reference | Ben009 | Settlement: | Benington | Phase two SHLAA sites <input type="checkbox"/> | | | | |
| Address | Land to the north of West End Road, Benington | | | | | | | |
| Site area (Hectares) | 6.06 | Site capacity at 30 dph: | 182 | Site capacity at 25 dph: | 152 | Site capacity at 20 dph: | 121 | 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: | | 71 | | | | | |
| | 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 Benington, 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 - the site is poorly related to, and would dominate, the existing village. It would also erode the physical separation of Benington from Leverton.</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 Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value, it is grade 1 agricultural land, is not previously developed land, and eastern parts of the site are adjacent to the A52 which may be a 'bad neighbour' to new homes on this part of the site.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, 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 | | | |

Reference **Ben010** **Settlement:** Benington **Phase two SHLAA sites**

Address Land to the north of Davids Lane, Benington

Site area (Hectares) 3.17 **Site capacity at 30 dph:** 95 **Site capacity at 25 dph:** 79 **Site capacity at 20 dph:** 63 **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 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: 13
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Benington, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, & its development would not have undue adverse impacts upon the character and appearance of the area - it has a satisfactory relationship with the village's built form, and its visual impacts would be broadly acceptable. Although the site's development could have adverse impacts on heritage assets (nearby listed building), any such impacts could be prevented by careful design.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land & is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

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 | Ben011 | Settlement: | Benington | Phase two SHLAA sites <input type="checkbox"/> |
| Address | Land to the south of West End Road, Benington | | | |
| Site area (Hectares) | 3.57 Site capacity at 30 dph: | 107 Site capacity at 25 dph: | 89 Site capacity at 20 dph: | 71 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 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: 21 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 Benington, 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 - the site has an open countryside character, and a poor relationship to the existing village.</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 Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land & is not previously developed land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, 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 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 | Ben012 | Settlement: | Benington | Phase two SHLAA sites <input type="checkbox"/> | | | | | |
| Address | Land to the north of West End Road, Benington | | | | | | | | |
| Site area (Hectares) | 0.66 | Site capacity at 30 dph: | 20 | Site capacity at 25 dph: | 16 | Site capacity at 20 dph: | 13 | 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 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: | | 1 | | | | | | |
| | 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 Benington, 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 - development in this location would appear unrelated to the existing settlement, and would create an incongruous group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Benington's existing services and facilities, it is not located within or adjacent to Benington's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land & is not previously developed land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.</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 | | | |
| | Zone 3b | | Danger for most | | | 0.50m to 1.0m | | | |
| | | | Danger for all | | | 1.0m to 2.0m | | | |
| | | | | | | >2.0m | | | |

Reference Ben013 Settlement: Benington Phase two SHLAA sites

Address Land to the north of West End Road, Benington

Site area (Hectares) 0.75 Site capacity at 30 dph: 22 Site capacity at 25 dph: 19 Site capacity at 20 dph: 15 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 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
The site would create an extension to Benington, 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 - development in this location would appear unrelated to the existing settlement, and would intensify an existing scattered group of dwellings in the countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - although it is accessible to Benington's existing services and facilities, it is not located within or adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land & is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, 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 **Ben014** **Settlement:** Benington **Phase two SHLAA sites**

Address Land to the south of West End Road, Benington

Site area (Hectares) 0.53 **Site capacity at 30 dph:** 16 **Site capacity at 25 dph:** 13 **Site capacity at 20 dph:** 11 **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 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 11
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 Benington, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have undue adverse impacts upon the character and appearance of the area - it has an acceptable relationship with the village's existing built-up area (although ribbon development is a form of development that is normally resisted);
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land, is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

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 Ben015 **Settlement:** Benington **Phase two SHLAA sites**

Address Land to the south of Davids Lane, Benington

Site area (Hectares) 1.14 **Site capacity at 30 dph:** 34 **Site capacity at 25 dph:** 28 **Site capacity at 20 dph:** 23 **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 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 23
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 Benington, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it has an acceptable relationship to the village's existing built-up area, and is screened from view from most directions.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Benington's existing services and facilities, & is located adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land & is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

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 Ben016 Settlement: Benington Phase two SHLAA sites

Address Land to the east of Bede Crescent, Benington

Site area (Hectares) 0.43 Site capacity at 30 dph: 13 Site capacity at 25 dph: 11 Site capacity at 20 dph: 9 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 7, and be completed before year 10).

Assumed delivery rate
Delivered in yrs 1-5: 25
Delivered in yrs 6-10: 125
Delivered in yrs 11-15: 60
Delivered in yrs 16-20: 60
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Benington, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it is located within Benington's built-up area, and its development would appear as natural infill.
INFRASTRUCTURE - although it would not place undue burdens on, existing infrastructure, its development would lead to the loss of existing green infrastructure, as it is currently identified as (and in use as) recreational open space.
LOCATION - it is accessible to Benington's existing services and facilities, & is located within Benington's existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, & it is not agricultural land. However, it is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, and impacts on the availability of green infrastructure.

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 **Ben017** **Settlement:** Benington **Phase two SHLAA sites**

Address Land to the south of West End Road, Benington

Site area (Hectares) 0.21 **Site capacity at 30 dph:** 6 **Site capacity at 25 dph:** 5 **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 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 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 Benington, 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 - the site is isolated from the village's built-up area, and it would intensify development in an area where building is currently scattered, and which has a countryside character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - although it is accessible to Benington's existing services and facilities, it is not located within or adjacent to Benington'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, and services & facilities are potentially accessible by bicycle, 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 Ben018 **Settlement:** Benington **Phase two SHLAA sites**

Address Land to the north of Butterwick Road, Benington

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 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 Benington, 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 - the site is isolated from the village's built-up area, and it would create an incongruous group of dwellings in an area where building is currently scattered, and which has a countryside character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - although it is accessible to Benington's existing services and facilities, it is not located within or adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, 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, and services & facilities are potentially accessible by bicycle, 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 Ben020 Settlement: Benington Phase two SHLAA sites

Address Land to the south of David's Lane, Benington

Site area (Hectares) 3.87 Site capacity at 30 dph: 116 Site capacity at 25 dph: 97 Site capacity at 20 dph: 77 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 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: 27
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Benington, 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 - the site has an open countryside character, and an unsatisfactory relationship to the existing village.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Benington's existing services and facilities, but is not located within or adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land & is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, 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 Ben021 Settlement: Benington Phase two SHLAA sites

Address Land to the west of Hall Lane, Benington

Site area (Hectares) 3.2 Site capacity at 30 dph: 96 Site capacity at 25 dph: 80 Site capacity at 20 dph: 64 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 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: 14
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Benington, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets and, although the site's development could have adverse impacts on heritage assets (nearby listed building), any such impacts could be prevented by careful design. However, its development would have adverse impacts upon the character and appearance of the area - the site's boundaries are not defined by strong physical features, it has an open countryside character, and an unsatisfactory relationship to the existing village (there is no existing development on this side of Hall Lane) .
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Benington's existing services and facilities, and located adjacent to Benington's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is best and most versatile agricultural land & is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

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

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 |