

Reference	Ben001	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the west of Ma	n 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	although flood mitigation		llocated, there is a reas	ture costs are likely to be low, onable prospect that it would be 0).
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	
Suitability	Is the site suitable?	No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development could hav could be prevented by a and appearance of the a directions by existing be INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS and it is not agricultural TRANSPORT - services & However, the site's dev existing vehicular acces	ACTS - it will not have adve a dverse impacts on her careful design. Its development it is within the villaguildings. It is not lead to the loss of, ble to Benington's existing the site has no intrinsiculand. However, it is not paragraphical facilities are potentially	erse impacts on natural itage assets (nearby listoment would not have a ge's built-up area & is so nor place undue burder g services and facilities, amenity value, there are previously developed lar accessible by bicycle, or affic problems, as it word dwellings and a dance	n foot or by public transport.  uld require the intensification of an
Classification	Unde	velopable		
Flood risk  Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Ben002	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the west of Mai	n 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	although flood mitigation		llocated, there is a reas	cture costs are likely to be very low, conable prospect that it would be 0).
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:		2	
Suitability	Is the site suitable?	No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development could hav could be prevented by c and appearance of the a directions by existing bu INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area SITE CHARACTERISTICS and it is not agricultural TRANSPORT - services & However, the site's dev existing vehicular access	ACTS - it will not have adverse impacts on her careful design. Its development it is within the villaguildings. Ill not lead to the loss of, ble to Benington's existing the site has no intrinsical land. However, it is not particularly	erse impacts on natural tage assets (nearby list ment would not have a ge's built-up area & is so nor place undue burder g services and facilities, amenity value, there are previously developed laraccessible by bicycle, or affic problems, as it word dwellings and a dance	n foot or by public transport. uld require the intensification of an
Classification	Unde	velopable		
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for mo 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

	Ben003	Settlement:	Benington	Phase two SHLAA sites
Address	Land between Main Ro	ad 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	cation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation		allocated, there is a reas	ture costs are likely to be low, onable prospect that it would be 5).
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 7	
Suitability	Is the site suitable?	No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development would have from the village and is a surface of the control	ACTS - although it will not we adverse impacts upon visually exposed, and its dill not lead to the loss of, is accessible to Beningto existing built-up area the site has no intrinsiced land, and northern pares on this part of the site create or exacerbate train foot or by public transp	have adverse impacts of the character and appear evelopment would creat nor place undue burdern's existing services and amenity value, and it is to of the site are adjacentic problems, and servicent.	n natural or heritage assets, its arance of the area - it is isolated te an intrusion into the countryside. It is not located within or agricultural land. However, it is not to the A52 which may be a 'bad ses & facilities are potentially adverse environmental impacts,
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> 3a	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

Reference	Ben004	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the south of Cr	owhall 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
Availability	Is the site available	<u> </u>	at 20 upii.	permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	although flood mitigati		llocated, there is a reasor	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:		2	
Suitability	Is the site suitable?	No		
	development would ha entirely isolated from t building is currently sca INFRASTRUCTURE - it w LOCATION - it is not loc inaccessible to Beningto SITE CHARACTERISTICS and it is not agricultura TRANSPORT - it will not accessible by bicycle. H transport.	ve adverse impacts upon the village's main built-up, ttered, and which has a coroll not lead to the loss of, ated within or adjacent to on's existing services and for the site has no intrinsic all land. However, much of create or exacerbate traffowever, services and facilialict with the emerging Plan	the character and appears and would intensify develountryside character. In or place undue burdens Benington's existing buil acilities. In menity value, there are resthe site is not previously offic problems, and services ties are unlikely to be according to the site is according to the site is according to the site is not previously offic problems, and services ties are unlikely to be according to the site is not previously to the site is according to the site is not previously to the according to the site is not previously the site is not previously to the site is not previously the site is not previ	natural or heritage assets, its ance of the area - the site is lopment in an area where on, existing infrastructure. t-up area, and is relatively no nearby 'bad neighbour' uses, developed. See facilities are potentially essible on foot or by public everse environmental impacts,
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> Ba	No hazard Low hazard Danger for so Danger for mo 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

Reference	Ben005	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the east of Main F	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		permissions.
Explanation	Although there is no plann	ning permission or alloca	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation	The state of the s	costs are likely. If it is a	located, there is a reaso	re costs are likely to be 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:		24	
Suitability	Is the site suitable?	No		
	not have undue adverse in visible from the north, it h impacts would be broadly heritage assets (nearby lis INFRASTRUCTURE - it will LOCATION - it is accessible Benington's existing built-SITE CHARACTERISTICS - a not previously developed neighbour' to new homes	mpacts upon the characters as a satisfactory relation acceptable. Although the ted building), any such intended to the loss of, it is to Benington's existing up area. Ithough the site has little land, and western parts on this part of the site. eate or exacerbate traffoot or by public transpo	ter and appearance of the nship with the village's bene site's development compacts could be preventor place undue burdens a services and facilities, & le intrinsic amenity value of the site are adjacent fic problems, and service rt.	uld have adverse impacts on ted by careful design. on, existing infrastructure.
Classification	Undeve	elopable		
Zor Zor	ne 1 ne 2 ne 3a ne 3b	No hazard Low hazard Danger for sor Danger for mo 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
		<u> </u>		

Reference	Ben006	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the north of W	est End Road, Benington		
Site area (Hectares)	1.88 Site capacity at 30 dph:	56 Site capacity at 25 dph:	Site capacity at 20 dph:	Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pla	anning permission or alloca	tion, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	although flood mitigati		ocated, there is a reas	cture costs are likely to be low, sonable prospect that it would be .5).
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:		24 14	
Suitability	Is the site suitable	? No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development would no although it is highly visi impacts would be broa INFRASTRUCTURE - it w LOCATION - it is accessi Benington's existing bu SITE CHARACTERISTICS not previously develop neighbour' to new hom TRANSPORT - it will not accessible by bicycle, o	ACTS - it will not have advent have undue adverse impaible, it has a satisfactory relidly acceptable.  vill not lead to the loss of, nible to Benington's existing will-up area.  - although the site has littled land, and eastern parts ones on this part of the site.	rse impacts on natural acts upon the characte ationship with the ville or place undue burde services and facilities, e intrinsic amenity valof the site are adjacentic problems, and servict.	er and appearance of the area - age's built-up area, and its visual ns on, existing infrastructure.  A is located adjacent to ue, it is grade 1 agricultural land, is to the A52 which may be a 'bad ces & facilities are potentially
Classification	Unde	evelopable		
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for son Danger for mo 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

Reference	Ben007	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the north of W	est 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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	although flood mitigati		llocated, there is a reas	ture costs are likely to be low, onable prospect that it would be 0).
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:		11	
Suitability	Is the site suitable	No No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development would no acceptable relationship development that is no INFRASTRUCTURE - it w LOCATION - it is accessi Benington's existing bu SITE CHARACTERISTICS not previously develop- neighbour' to new hom TRANSPORT - it will not accessible by bicycle, or	ACTS - it will not have advet thave adverse impacts up with the village's existing rmally resisted).  ACTS - it will not have advet with the village's existing in the loss of, it is a second of the loss of, it is a second of the site has litted land, and eastern parts less on this part of the site.	erse impacts on natural on the character and a built-up area (although nor place undue burder g services and facilities, le intrinsic amenity valuof the site are adjacent fic problems, and servicert.	ppearance of the area - it has an ribbon development is a form of as on, existing infrastructure.
Classification	Unde	evelopable		
Flood risk  Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for mo 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

Reference	Ben008	Settlement:	Benington	Phase two SHLAA sites
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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low, although flood mit		t 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:		50 123	
Suitability	Is the site suitable?	No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development could hav be prevented by careful and appearance of the a INFRASTRUCTURE - it w LOCATION - it is accessi Benington's existing bui SITE CHARACTERISTICS not previously develope may be a 'bad neighbou TRANSPORT - it will not accessible by bicycle, or	ACTS - it will not have adverse impacts on herion design. However, its development of the loss of such a sill not lead to the loss of, able to Benington's existing lit-up area.  - although the site has litted land, and southern and ar' to new homes on this proceed or exacerbate traffictions.	erse impacts on natural tage assets (nearby list elopment would have a size that it would dominor place undue burders services and facilities, de intrinsic amenity valueastern parts of the sitart of the site. Fic problems, and servicet.	ocal Plan seeks the identification of assets and, athough the site's ted building), any such impacts could adverse impacts upon the character inate the existing settlement. In son, existing infrastructure.  It is grade 1 agricultural land, is the are adjacent to the A52 which ces & facilities are potentially and adverse environmental impacts.
Classification	Unde	velopable		
Zone Zone	2 3a	No hazard Low hazard Danger for sor Danger for mo		No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Ben009	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the north of We	est End Road, Benington		
Site area (Hectares)	6.06 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	121 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloca	ition, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low, although flood mit		is allocated, there is a	ture costs are likely to be relatively reasonable prospect that it would ir 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 71	
Suitability	Is the site suitable?	No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development would hav poorly related to, and w Benington from Leverto INFRASTRUCTURE - it w LOCATION - it is accessi Benington's existing bui SITE CHARACTERISTICS not previously develope neighbour' to new hom TRANSPORT - it will not accessible by bicycle, or	ACTS - although it will not have adverse impacts upon to would dominate, the existing on.  Fill not lead to the loss of, roble to Benington's existing lit-up area.  - although the site has littled land, and eastern parts es on this part of the site.  I create or exacerbate traffor foot or by public transpo	nave adverse impacts of the character and appear ng village. It would also nor place undue burder services and facilities, e intrinsic amenity valu of the site are adjacent ic problems, and service	or natural or heritage assets, its arance of the area - the site is a erode the physical separation of the son, existing infrastructure.  & is located adjacent to the site is a grade 1 agricultural land, is to the A52 which may be a 'bad the see & facilities are potentially and adverse environmental impacts.
Classification	Unde	velopable		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for son Danger for mo 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

Address	Land to the north of Da	vids 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
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	inning permission or allo	cation, there are no know	vn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low, although flood mit	igation costs are likely. If		ture costs are likely to be relatively reasonable prospect that it would 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 13	
Suitability	Is the site suitable?	No		
Explanation	no new allocations. ENVIRONMENTAL IMPA not have undue adverse relationship with the vil site's development cou could be prevented by o INFRASTRUCTURE - it w LOCATION - it is accessi Benington's existing bui SITE CHARACTERISTICS neighbour' uses, it is gra TRANSPORT - it will not accessible by bicycle, or	ACTS - it will not have adversimpacts upon the chara lage's built form, and its d have adverse impacts careful design. ill not lead to the loss of, ble to Benington's existing lt-up area although the site has lited a agricultural land &	verse impacts on natural acter and appearance of the visual impacts would be conheritage assets (near be an or place undue burdening services and facilities, at the intrinsic amenity valuation is not previously develop ffic problems, and service ort.	e & there are no nearby 'bad
Classification	Unde	velopable	1	
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth  0m to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Ben011	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the south of W	est 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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or alloc	cation, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	ple? Yes		
Explanation	low, although flood mit		it is allocated, there is a r	ure costs are likely to be relatively reasonable prospect that it would 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 21	
Suitability	Is the site suitable	? No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development would ha open countryside chara INFRASTRUCTURE - it w LOCATION - it is access Benington's existing bu SITE CHARACTERISTICS neighbour' uses, it is gr TRANSPORT - it will not accessible by bicycle, o	ACTS - although it will not ve adverse impacts upon acter, and a poor relations will not lead to the loss of, ible to Benington's existin ilt-up area although the site has littade 1 agricultural land & it create or exacerbate train foot or by public transports.	have adverse impacts on the character and appear hip to the existing village nor place undue burdens g services and facilities, & cle intrinsic amenity value s not previously develope ffic problems, and service ort.	s on, existing infrastructure. Let is located adjacent to Let there are no nearby 'bad
Classification	Unde	evelopable		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Site area (Hectares)  0.66 Sit	e north of West End Road, Benington  e capacity 30 dph:  e available?  Yes  here is no planning permission or allo	16 Site capacity at 20 dph:	13 Site capacity from planning permissions:
at	30 dph: at 25 dph: Yes	at 20 dph:	from planning
Availability Is the site	165		permissions:
	nere is no planning permission or allo		
<b>Explanation</b> Although th		ocation, there are no known	egal or ownership problems.
Achievability Is the site	e achievable? Yes		
although flo	achievability. Values are moderate, a ood mitigation costs are likely. If it is (assumed to begin in year 7, and be	allocated, there is a reasona	· ·
Delivered i		12 1	
<b>Suitability</b> Is the site	e suitable?		
no new allo ENVIRONM developme this location dwellings in INFRASTRU LOCATION adjacent to SITE CHARA neighbour' TRANSPOR' accessible b	IENTAL IMPACTS - although it will not not would have adverse impacts upon would appear unrelated to the eximathe countryside.  ICTURE - it will not lead to the loss or although it is accessible to Beningtor Benington's existing built-up area.  ACTERISTICS - although the site has licuses, it is grade 1 agricultural land 8 To it will not create or exacerbate tropy bicycle, on foot or by public trans	ot have adverse impacts on nan the character and appearant sting settlement, and would of, nor place undue burdens or on's existing services and facilittle intrinsic amenity value & is not previously developed affic problems, and services & port.	atural or heritage assets, its acce of the area - development in create an incongruous group of an, existing infrastructure. lities, it is not located within or there are no nearby 'bad land. & facilities are potentially
Classification	Undevelopable		
Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s 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

Address	Land to the north of Wes				
		t 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	
Availability	Is the site available?	Yes		permissions:	
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable	Yes			
	although flood mitigation	costs are likely. If it is a		re costs are likely to be low, able prospect that it would be	
	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 3		
Suitability	Is the site suitable?	No			
	no new allocations. ENVIRONMENTAL IMPAC development would have this location would appea group of dwellings in the INFRASTRUCTURE - it will LOCATION - although it is adjacent to Benington's e SITE CHARACTERISTICS - a neighbour' uses, it is grad TRANSPORT - it will not c accessible by bicycle, on the	error although it will not adverse impacts upon the existing countryside. I not lead to the loss of, accessible to Beningtor existing built-up area. The existing built-up area although the site has litted a gricultural land & is reate or exacerbate traffoot or by public transponder.	have adverse impacts on rehe character and appearang settlement, and would mor place undue burdens of sexisting services and factle intrinsic amenity value of some previously developed fic problems, and services art.	In Plan seeks the identification of matural or heritage assets, its ince of the area - development in lintensify an existing scattered on, existing infrastructure. cilities, it is not located within or & there are no nearby 'bad' d land.  & facilities are potentially overse environmental impacts,	
Classification	Undev	elopable			
Flood risk  Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for son Danger for mo 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	

			•	Phase two SHLAA sites	
Address	Land to the south of We	est 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	
Availability	Is the site available	? Yes		permissions:	
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievab	le? Yes			
Explanation	although flood mitigation		llocated, there is a reas	cture costs are likely to be low, conable prospect that it would be 0).	
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:		11		
Suitability	Is the site suitable?	No			
Explanation	no new allocations. ENVIRONMENTAL IMPA development would not has an acceptable relati form of development th INFRASTRUCTURE - it w LOCATION - it is accessi Benington's existing bui SITE CHARACTERISTICS neighbour' uses, it is gra TRANSPORT - it will not accessible by bicycle, or	ACTS - it will not have adverse imponship with the village's enat is normally resisted); ill not lead to the loss of, ble to Benington's existing lt-up area.  - although the site has litted agricultural land, is reserved.	erse impacts on natural lacts upon the characte existing built-up area (all nor place undue burder g services and facilities, le intrinsic amenity valuate previously develope fic problems, and servicert.	r and appearance of the area - it Ithough ribbon development is a ns on, existing infrastructure. & is located adjacent to ue and there are no nearby 'bad	
Classification	Unde	velopable			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for so Danger for mo 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	

Reference	Ben015	Settlement:	Benington	Phase two SHLAA sites	
Address	Land to the south of Da	vids 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	
Availability	Is the site available	? Yes		permissions:	
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achieval	Yes			
Explanation	although flood mitigation		allocated, there is a reas	ture costs are likely to be low, onable prospect that it would be 0).	
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:		23		
Suitability	Is the site suitable?	No			
Explanation	no new allocations. ENVIRONMENTAL IMPA development would no acceptable relationship directions. INFRASTRUCTURE - it w LOCATION - it is accessi Benington's existing bu SITE CHARACTERISTICS neighbour' uses, it is gr. TRANSPORT - it will not accessible by bicycle, or	ACTS - it will not have advet have adverse impacts uto the village's existing bill not lead to the loss of, ble to Benington's existing lt-up area although the site has lited 1 agricultural land &	erse impacts on natural con the character and apuilt-up area, and is screen nor place undue burder g services and facilities, the intrinsic amenity values not previously develop ffic problems, and service ort.	ppearance of the area - it has an ened from view from most as on, existing infrastructure. & is located adjacent to ue & there are no nearby 'bad	
Classification	Unde	velopable			
Flood risk  Zone 2 Zone 3 Zone 3	<u>2</u> 3a	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	

Reference	Ben016	Settlement:	Benington	Phase two SHLAA sites			
Address	Land to the east of Bede	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			
Availability	Is the site available	? Yes		permissions:			
Explanation	Although there is no pla	Although there is no planning permission or allocation, there are no known legal or ownership problems.					
Achievability	Is the site achievab	le? Yes					
Explanation	although flood mitigatio		located, there is a reas	ture costs are likely to be low, onable prospect that it would be 0).			
Assumed delivery rat	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:		25 125 60				
Suitability	Is the site suitable?	No					
	development would not within Benington's built-INFRASTRUCTURE - alth would lead to the loss o recreational open space LOCATION - it is accessible existing built-up area.  SITE CHARACTERISTICS - & it is not agricultural la TRANSPORT - it will not accessible by bicycle, on	-up area, and its developmough it would not place up fexisting green infrastruction.  In the site has little intrinsional. However, it is not precreate or exacerbate trafficot or by public transponders.	on the character and appear as nondue burdens on, existiture, as it is currently id a services and facilities, amenity value, there a viously developed land. it problems, and servicert.	opearance of the area - it is located atural infill.  ng infrastructure, its development entified as (and in use as)  & is located within Benington's re no nearby 'bad neighbour' uses,			
Classification	Unde	velopable					
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for sor Danger for mo 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	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		permissions.		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.					
Achievability	Is the site achieval	Yes Yes				
Explanation	although flood mitigati		allocated, there is a reas	ture costs are likely to be low, onable prospect that it would be 0).		
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:		4			
Suitability	Is the site suitable	No No				
Explanation	no new allocations. ENVIRONMENTAL IMPA development would ha isolated from the villag currently scattered, and INFRASTRUCTURE - it w LOCATION - although it adjacent to Benington's SITE CHARACTERISTICS and it is not agricultura TRANSPORT - it will not accessible by bicycle, o	ACTS - although it will no ve adverse impacts upon e's built-up area, and it will discountly side which has a countryside will not lead to the loss of its accessible to Beningtons existing built-up area.  - the site has no intrinsical land. However, it is not a create or exacerbate train foot or by public transports.	t have adverse impacts of the character and appear would intensify developme character. To nor place undue burder on's existing services and amenity value, there are previously developed land affic problems, and service port.	or natural or heritage assets, its arance of the area - the site is sent in an area where building is as on, existing infrastructure. facilities, it is not located within or e no nearby 'bad neighbour' uses, and. sees & facilities are potentially adverse environmental impacts,		
Classification	Unde	evelopable				
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	ia	No hazard Low hazard Danger for so Danger for n 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	Ben018 Settlement: Benington Phase two SHLAA sites
Address	Land to the north of Butterwick Road, Benington
Site area (Hectares)	0.3 Site capacity 9 Site capacity 8 Site capacity 6 Site capacity at 30 dph: at 25 dph: 6 Site capacity 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	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: 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 - 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
Zo Zo	No hazard  Low hazard  Danger for some  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

Reference	Ben020	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the south of Da	vid'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 Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low, although flood mit	igation costs are likely. I		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 27	
Suitability	Is the site suitable?	No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development would have open countryside chara INFRASTRUCTURE - it was LOCATION - it is accessive adjacent to Benington's SITE CHARACTERISTICS neighbour' uses, it is gray TRANSPORT - it will not accessible by bicycle, or	ACTS - although it will no we adverse impacts upor cter, and an unstisfactor ill not lead to the loss of ble to Benington's existing built-up area although the site has liede 1 agricultural land & create or exacerbate trans foot or by public transpared.	t have adverse impacts of the character and apperty relationship to the exist, nor place undue burdeing services and facilities, attle intrinsic amenity values not previously develoaffic problems, and service ort.	ns on, existing infrastructure. but is not located within or ue & there are no nearby 'bad
Classification  Zone 1 Zone 2 Zone 3 Zone 3	- - - - -	No hazard Low hazard Danger for so Danger for n 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	Ben021	Settlement:	Benington	Phase two SHLAA sites
Address	Land to the west of Ha	l 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 Yes		permissions.
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	yes Yes		
Explanation	low, although flood mit		f 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 14	
Suitability	Is the site suitable	No No		
Explanation	no new allocations. ENVIRONMENTAL IMPA development could have be prevented by careful and appearance of the open countryside chara development on this si INFRASTRUCTURE - it w LOCATION - it is access Benington's existing bu SITE CHARACTERISTICS neighbour' uses, it is be TRANSPORT - it will not accessible by bicycle, or	ACTS - it will not have adve adverse impacts on he il design. However, its de area - the site's boundar acter, and an unstisfactor de of Hall Lane) . vill not lead to the loss of ible to Benington's existing ilt-up area.  - although the site has litest and most versatile agest create or exacerbate train foot or by public transparents.	verse impacts on natural ritage assets (nearby list velopment would have a lies are not defined by stry relationship to the exity, nor place undue burdeing services and facilities, attle intrinsic amenity valoricultural land & is not praffic problems, and servicent.	ocal Plan seeks the identification of I assets and, athough the site's ted building), any such impacts could adverse impacts upon the character rong physical features, it has an sting village (there is no exisitng ans on, existing infrastructure. , and located adjacent to ue & there are no nearby 'bad reviously developed. ces & facilities are potentially and adverse environmental impacts.
Classification	Unde	evelopable		
Flood risk  Zone 1  Zone 2  Zone 3  Zone 3	ea Ba	No hazard Low hazard Danger for so Danger for m 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