

Reference	Ben019	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the north of Ma	ain Road and east of Lov	vfields Lane, Butterwick	
Site area (Hectares)	0.38 Site capacity at 30 dph:	11 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	moderate, with flood m	nitigation and site cleara	nce/decontamination co	sture costs are also likely to be sts. Nonetheless, if it is allocated, begin in year 7, and be completed
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:		8	
Suitability	Is the site suitable?	No No		
	development would cre harm the character of t INFRASTRUCTURE - alth use as employment lan that this site should be LOCATION - it is not parkilometre from the villa adjacent to Butterwick' SITE CHARACTERISTICS agricultural land & is pr TRANSPORT - although on foot or by bicycle we exacerbate traffic prob	eate an isolated and income area. Inough it will not place up the Employ allocated for employmenticularly accessible to Burge's centre & separtaed is built-up area. - the site has no amenitieviously developed. In services & facilities are build be discouraged by the area.	ongruous group of dwelling andue burdens on existing ment Land Technical Papint use. utterwick's existing service from the village by the Ary value, there are no nea potentially accessible putche site's location off the	on natural or heritage assets, its ngs in the countryside, which would infrastructure, the site was last in the (Aug 2015) does not conclude the ses & facilities - being at least a s52 road. It is also not located the rby 'bad neighbour' uses, it is not polic transport, journeys to services busy A52 road. It will not create or
Classification	Unde	evelopable		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But001	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the east of Ben	ington Road, Butterwick		
Site area (Hectares)	5.07 Site capacity at 30 dph:	152 Site capacity at 25 dph:	Site capacity at 20 dph:	101 Site capacity from planning
Availability	Is the site available	Yes 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 achieval	Yes Yes		
Explanation	low, although flood mit		it is allocated, there is a	ture costs are likely to be relatively reasonable prospect that it would r 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 51	
Suitability	Is the site suitable	No		
	allocated, it would also exacerbate this issue. ENVIRONMENTAL IMPA have adverse impacts u are available). INFRASTRUCTURE - it w LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS neighbour' uses, it is Gr TRANSPORT - services & will not create or exace to the site boundary so	ACTS - it will not have advector and appoint the character and	of further land to its immoverse impacts on natural opearance of the area (verse impace undue burdering services & facilities, & actle intrinsic amenity values not previously develop accessible on foot, & by the Highway Authority idea. It also identifies that, if	ediate south, which would further or heritage assets, and will not ery few public views into the site as on, existing infrastructure. It is located adjacent to Butterwick's are & there are no nearby 'bad ped. It bicycle & public transport, and it entifies that it has adopted right up this site was accessed solely from a be linked to neighbouring sites
Classification	Unde	evelopable		
Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But002	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the east of Sea	Lane, Butterwick		
Site area (Hectares)	1.05 Site capacity at 30 dph:	32 Site capacity at 25 dph:	26 Site capacity at 20 dph:	21 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	The site is currently in o	• .	owner indicates that it wi	vn legal or ownership problems. Il not be released until 2022. It is
Achievability	Is the site achievab	Yes		
Explanation	(clearance, decontamin developed. However, it	nation, flood & highway). will not be released unti to water supply & sewa	If it is allocated, there is 2022, & commencemen	e costs likely to be fairly high a reasonable prospect it will be t may be further delayed by the velopment assumed to begin in
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:		21	
Suitability	Is the site suitable?	Yes		
	redevelopment will not is the potential for envi INFRASTRUCTURE - alth (and is allocated) as emconcludes that the site impacts, and that (given the amount of housing LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS agricultural land & is proposed in the provided from Watery in the provided from the	have adverse impacts up ronmental improvements tough it will not place und ployment land. However is not of a strategic scale, in the level of existing, opproposed there) this site ble to Butterwick's existing the site has no amenity eviously developed. A facilities are potentially the traffic problems. The Helpicular access, and that a Lane, a new frontage foogullies and a piped sewer	son the character and apps). due burdens on existing in, the Employment Land To that its loss would be unerational employment us should not be allocated fing services & facilities, & value, there are no nearly accessible on foot, & by ighway Authority identification in the services with the services	ural or heritage assets, and its pearance of the area (indeed there infrastructure, the site is in use fechnical Paper (Aug 2015) alikely to have adverse economic es in and adjacent to Butterwick & for employment use. is located adjacent to Butterwick's by 'bad neighbour' uses, it is not bicycle & public transport, & it will es that Sea Lane is the better road would be required. If access was as well as a formal highway
Classification 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	But003	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the north of Wa	atery Lane, Butterwick		
Site area (Hectares)	1.17 Site capacity at 30 dph:	35 Site capacity at 25 dph:	29 Site capacity at 20 dph:	23 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	moderate, as parts of the costs are likely. If it is a	ne site would need to be	cleared, and flood mitig	cture costs are also likely to be gation & highway improvement bould be developed (assumed to
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?	Yes		
	development will not h would be limited (confi ensure that any develor INFRASTRUCTURE - it w LOCATION - it is accessi built-up area. SITE CHARACTERISTICS it is not agricultural land TRANSPORT - services & not create or exacerbath highway appears wide of Lane, but that the carrie	ave adverse impacts upon the dependent had an acceptable of the loss of ble to Butterwick's exist the site has no intrinsic d. However, the majority of facilities are potentially the traffic problems. The flenough to form an adopageway of Watery Lane of side of the Lane to link and to impact the lane to link and to impact the lane to link and to impact to the lane to link and to impact to impact the lane to link and to impact to impact the lane to link and to impact the lane to link and the lane lane lane lane lane lane lane lan	on the character and app ws from the east), althous e relationship to the exist, f, nor place undue burde ing services & facilities, & c amenity value, there are y of the site is not previously accessible on foot, & building way Highway Authority identitable road junction in the	y bicycle & public transport, & it will fies that the opening onto the e gap between 3b and 5 Watery stres wide and that a footway would
Classification	Deve	lopable (06-10)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b		No hazard Low hazard Danger for s 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	But004	Settlement:	Butterwick	Phase two SHLAA sites		
Address	Land to the east of Ber	nington Road, Butterwick				
Site area (Hectares)	1.03 Site capacity at 30 dph:	31 Site capacity at 25 dph:	26 Site capacity at 20 dph:	21 Site capacity from planning		
Availability	Is the site available	Yes		permissions:		
Explanation	Although there is no pl	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achieva	ble? Yes				
Explanation	moderate - flood mitig there is a reasonable p	ation, highway improveme rospect that it would be de s to the water supply and s	nt, & noise mitigation conveyed, although comm	ure costs are also likely to be osts are likely. If it is allocated, mencement may be delayed by the cs. Assumed to begin in year 9, and		
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:		16 5			
Suitability	Is the site suitable	? Yes				
Explanation	ENVIRONMENTAL IMP development will not have lopment will not have long (dwelling at its norther INFRASTRUCTURE - it was a long area. SITE CHARACTERISTICS of the site is not previous packages Ltd, on the object indicates that no However, there is alway development on site B TRANSPORT - services not create or exacerbay with forming a new jur would need to be bridgwould need to be provided.	ge's built-up area further in posite side of Benington Romend and agricultural built will not lead to the loss of, it to Butterwick's existing sets. although it has little intribusly developed. Although it pposite side of Benington Fadverse effects would be lived the possibility that the cut004 would therefore need facilities are potentially attended into the village.	erse impacts on natural the character and appeat to the countryside, it wood, and much of the site dings to the south). Hor place undue burdens rvices & facilities, & locar ansic amenity value, & is t is close to a potential 'l' to ad), advice from the Cokely given that there are occupiers of the employed to build in protection is accessible on foot, & by lighway Authority identified to serve this site, but the	or heritage assets, and its arance of the area - although it buld effectively extend it no e's frontage is already developed son, infrastructure. ted adjacent to Butterwick's built-not agricultural land, the majority bad neighbour' use (Pearson ouncil's Environmental Health e other dwellings nearby. ment site could change, &		
Classification	Deve	elopable (11-15)				
Zo Zo	one 1 one 2 one 3a one3b	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	But005	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the west of Ber	ington Road, Butterwick	(
Site area (Hectares)	2.42 Site capacity at 30 dph:	73 Site capacity at 25 dph:	60 Site capacity at 20 dph:	48 Site capacity from planning permissions:
Availability	Is the site available	? 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 Yes		
Explanation	although flood mitigation	on costs are likely. If it is		cture costs are likely to be low, conable 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 24	
Suitability	Is the site suitable?	No		
	ENVIRONMENTAL IMPA adverse impacts upon to into the countryside, we development of the site the north & east), with INFRASTRUCTURE - it we LOCATION - although it adjacent to Butterwick' SITE CHARACTERISTICS not previously develope Packages Ltd), advice free adverse effects would be possibility that the occup therefore need to build TRANSPORT - services & not create or exacerbate	he character and appear hereas alternative sites of would also be likely to further harmful impacts fill not lead to the loss of is accessible to Butterw s built-up area. - although the site has need. Although the site is a om Boston Borough Coupe likely given that there upiers of the employment in protection in its design	verse impacts on natural rance of the area - it would an consolidate the builtingenerate pressure for the first or place undue burderick's existing services & for intrinsic amenity valued djacent to a potential 'barre other dwellings near it site could change, & degn and layout.	or heritage assets, but would have all extend the village's built-up area oup area with lesser impacts. The expedition development of further land (to ans on, existing infrastructure. accilities, the site is not located at it is grade 1 agricultural land & is and neighbour' use (Pearson alth Department indicates that no aby. However, there is always the evelopment on site But005 would by bicycle & public transport, & it will
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3s Zone3b		No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But006	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the east of Ben	ington Road, Butterwick		
Site area (Hectares)	1.92 Site capacity at 30 dph:	58 Site capacity at 25 dph:	48 Site capacity at 20 dph:	38 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	although flood mitigati		allocated, 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 No		
Explanation	but would potentially deproblems with delivery ENVIRONMENTAL IMP/adverse impacts upon to development in this local INFRASTRUCTURE - it was LOCATION - although it adjacent to Butterwick SITE CHARACTERISTICS it is grade 1 agricultura TRANSPORT - services and create or exacerbate	eliver nearly 55% of the would impact on meetin ACTS - it will not have addine character and appear attion would appear unreally ill not lead to the loss of its accessible to Butterwiss built-up area. - although the site has not previously & facilities are potentially.	village's requirements in g needs. verse impacts on natural rance of the area - the sitelated to the existing set; nor place undue burde ick's existing services & for amenity value & there developed. y accessible on foot, & by	seeks to be developed in Butterwick, a single site. Any unforeseen If or heritage assets, but will have the is isolated from the village, and telement. In son, existing infrastructure. In accilities, the site is not located are no nearby 'bad neighbour' uses, by bicycle & public transport, & it will
Classification	Unde	evelopable		
Zone : Zo	2 3a	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	But007	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the east of Gir	ls School Lane, Butterwic	k	
Site area (Hectares)	5.16 Site capacity at 30 dph:	155 Site capacity at 25 dph:	129 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	moderate, with flood	mitigation & highway im	provement costs likely. If	cture costs are also likely to be it is allocated, there is a reasonable e completed before year 15).
Assumed delivery ra	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		50 53	
Suitability	Is the site suitable	No No		
	exacerbate this issue. ENVIRONMENTAL IMF have adverse impacts area into a visually probuilt-up area with less land to its north-west, is not contained by a INFRASTRUCTURE - it LOCATION - it is accessibuilt-up area. SITE CHARACTERISTIC neighbour' uses, it is GTRANSPORT - services not create or exacerbarequired).	PACTS - although it will no upon the character and a seminent area of open couer impacts). The allocatic & would be likely to gen strong and defensible 'na will not lead to the loss of sible to Butterwick's exist S - although the site has ligade 1 agricultural land & facilities are potentiall	ot have adverse impacts of appearance of the area, buttryside (whereas alternion of the site would also refere pressure for furthe tural' eastern boundary. If, nor place undue burdeing services & facilities, & sittle intrinsic amenity values and previously develoy accessible on foot, & bough significant highway	on natural or heritage assets, it will by extending the village's built-up ative sites sites can consolidate the necessitate the inclusion of further reastward expansion, given that it ans on, existing infrastructure. It is located adjacent to Butterwick's use & there are no nearby 'bad uped. If y bicycle & public transport, & it will improvements would be likely to be
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But008	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the south of Br	and End Road, Butterwick	<	
Site area (Hectares)	6.34 Site capacity at 30 dph:	190 Site capacity at 25 dph:	158 Site capacity at 20 dph:	127 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	cation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	low, although flood mi		it is allocated, there is	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 77	
Suitability	Is the site suitable	? No		
	ENVIRONMENTAL IMP. have adverse impacts uarea into a visually proup area with lesser impacts. INFRASTRUCTURE - it vacation - it is access built-up area. SITE CHARACTERISTICS neighbour' uses, it is Gard TRANSPORT - services not create or exacerba	upon the character and apminent area of open cour pacts. vill not lead to the loss of, ible to Butterwick's existing a lithough the site has lith rade 1 agricultural land & & facilities are potentially	have adverse impacts of pearance of the area, by tryside, whereas altern nor place undue burdeing services & facilities, but the intrinsic amenity valis not previously develor accessible on foot, & but the intrinsic but the intrinsic amenity was accessible on foot, & but the intrinsic amenity was accessible on foot, & but the intrinsic amenity was accessible on foot, & but the intrinsic amenity was accessible on foot, & but the intrinsic amenity was accessible on foot, & but the intrinsic amenity was accessed to the intr	on natural or heritage assets, it will by extending the village's built-up native sites can consolidate the builters on, existing infrastructure. & is located adjacent to Butterwick's ue & there are no nearby 'bad oped. y bicycle & public transport, & it will
Classification	Unde	evelopable		
Zone 2 Zone 3 Zone 3	2 3a	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	But009	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the west of Girls	School Lane, Butterwic	k	
Site area (Hectares)	1.95 Site capacity at 30 dph:	58 Site capacity at 25 dph:	49 Site capacity at 20 dph:	39 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla Multiple owners, but the		cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	moderate, with flood m	itigation and highway in	provement costs likely.	Iture costs are also likely to be If it is allocated, there is a Par 8, and be completed before year
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 15	
Suitability	Is the site suitable?	No		
Explanation	but would potentially do with delivery would imp ENVIRONMENTAL IMPA adverse impacts upon the of more than 300 metre INFRASTRUCTURE - it w LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS - it is grade 1 agricultural TRANSPORT - services &	eliver 55% of the village' act on meeting needs. CTS - it will not have addine character and appears in length, which would lill not lead to the loss of ole to Butterwick's existing although the site has not previously a facilities are potentially a traffic problems (although the villand & is not previously).	s requirements in a single verse impacts on natural ance of the area - it would have little relationship to a nor place undue burdering services & facilities, & o amenity value & there developed.	reeks to be developed in Butterwick, e site. Any unforeseen problems or heritage assets, but will have ald create a ribbon of development to the village's existing built form. In son, existing infrastructure. It is located adjacent to Butterwick's are no nearby 'bad neighbour' uses, or bicycle & public transport, & it will improvements would be likely to be
Classification Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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

Reference	But010 Settlement: Butterwick Phase two SHLAA sites
Address	Land to the east of Sea Lane, Butterwick
Site area (Hectares)	0.28 Site capacity at 30 dph: 8 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 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 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	development would have adverse impacts upon the character and appearance of the area. Although the site has an acceptable relationship to the village's existing built-up area, it would create nearly 80 metres of ribbon development, which would significantly change the area's character, without delivering significant numbers of new dwellings. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Butterwick's existing services & facilities, & is located adjacent to Butterwick's built-up area. SITE CHARACTERISTICS - although the site has no amenity value & there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land & the site is not previously developed. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts.
Classification	Undevelopable
	Low borond

Reference	But011	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the north of Se	a Lane, Butterwick		
Site area (Hectares)	0.91 Site capacity at 30 dph:	27 Site capacity at 25 dph:	23 Site capacity at 20 dph:	18 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	although flood mitigation	on costs are likely. If it is		cture costs are likely to be low, sonable prospect that it would be 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:		12 6	
Suitability	Is the site suitable	No No		
	development will not h would be limited, altho relationship to the exist INFRASTRUCTURE - it wellocation - it is accessibuilt-up area. SITE CHARACTERISTICS & it is not agricultural later TRANSPORT - services & However, the Highway horizontal alignment of suitability of a junction	ave adverse impacts upough care would need to ting dwellings to its sout will not lead to the loss or ible to Butterwick's exist although the site has reand, the majority of the facilities are potentiall Authority identifies that the road and the veget here would depend on at such improvments can	on the character and app be taken to ensure that h. f, nor place undue burde ing services & facilities, no amenity value, there a site is not previously dev y accessible on foot, & b there would not be ade ation at the frontages of whether it would be pos	or heritage assets, and its pearance of the area - visual impacts any development had an acceptable ens on, existing infrastructure. is located adjacent to Butterwick's ere no nearby 'bad neighbour' uses, veloped. It is bicycle & public transport. It quate junction visibility due to the the adjacent dwellings. The sible to improve visibility and, in the I that it will create traffic problems.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But012	Settlement:	Butterwick	Phase two SHLAA sites		
Address	Land to the south of Wa	tery Lane, Butterwick				
Site area (Hectares)	0.27 Site capacity at 30 dph:	8 Site capacity at 25 dph:	7 Site capacity at 20 dph:	5 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 achievab	Yes				
Explanation	including flood mitigatio	n costs, and highway in conable prospect that it	provement costs. Viabili	eture costs are likely to be high, ity may be marginal but, if it is sumed to begin in year 7, and be		
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		5			
Suitability	Is the site suitable?	No				
	site's development will It considered in isolation, iconsidered in conjunction built-up area, but would change the area's characteristics - it with LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS - neighbour' uses, it is grata TRANSPORT - services & not create or exacerbate	nave adverse impacts up t would have an unacce on with site But002, the still create nearly 75 m cter, without delivering Il not lead to the loss of ole to Butterwick's existing although the site has noted 1 agricultural land & facilities are potentially extraffic problems. Howeved, & a footway, drainal	poon the character and apertable relationship with site has an acceptable releteres of ribbon developments of notions, nor place undue burdering services & facilities, & o intrinsic amenity value the site is not previously accessible on foot, & by ever, the Highway Authoge & street lighting would	As on, existing infrastructure. As is located adjacent to Butterwick's & there are no nearby 'bad' o' developed. O' bicycle & public transport, & it will rity identifies that the carriageway		
Classification	Unde	velopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b		No hazard Low hazard Danger for so Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	But013	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the east of Girls	S School Lane, Butterwic	<	
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 Yes		
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	moderate, with flood m	nitigation & highway imp	rovement costs likely. If	ture costs are also likely to be it is allocated, there is a reasonable completed before year 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:		24 3	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA adverse impacts upon t into the countryside, w development of the site south and east (given the INFRASTRUCTURE - it w LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS neighbour' uses, it is Gr TRANSPORT - services & not create or exacerbate	ACTS - it will not have adhe character and appear hereas alternative sites of would also be likely to anat it is not contained by rill not lead to the loss of ble to Butterwick's existing although the site has lifted a agricultural land & facilities are potentially.	verse impacts on natural rance of the area - it wou can consolidate the built-generate pressure for the strong and defensible 'r', nor place undue burdering services & facilities, & ttle intrinsic amenity values is not previously develoy accessible on foot, & by ugh highway improvements.	ns on, existing infrastructure. is located adjacent to Butterwick's ue & there are no nearby 'bad
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 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	But014	Settlement:	Butterwick	Phase two SHLAA sites			
Address	Land to the east of Hor	ners Lane, Butterwick					
Site area (Hectares)	6.45 Site capacity at 30 dph:	194 Site capacity at 25 dph:	161 Site capacity at 20 dph:	129 Site capacity from planning permissions:			
Availability	Is the site available	Yes Yes					
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 achieval	Yes Yes					
Explanation	low, although flood mit	tigation 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 79				
Suitability	Is the site suitable	? No					
	ENVIRONMENTAL IMPA have adverse impacts u existing settlement, & i countryside. INFRASTRUCTURE - it w LOCATION - although it Butterwick's built-up at SITE CHARACTERISTICS neighbour' use is separ developed. TRANSPORT - services & not create or exacerbate	upon the character and a ts development would c will not lead to the loss of it is accessible to Butterwerea. - although the site has litted from the site by a butter & facilities are potentiall te traffic problems.	ot have adverse impacts of ppearance of the area, go reate a large & incongrude, nor place undue burderick's existing services & factoric factorics in the factoric factorics in the factoric fa	on natural or heritage assets, it will iven that it is unrelated to the ous group of dwellings in the ons on, existing infrastructure. acilities, it is not located adjacent to ue & a nearby potential 'bad ural land & is not previously bicycle & public transport, & it will ocation.			
Classification	Unde	evelopable					
Zone 2 Zone 3 Zone 3	<u>2</u> 3a	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			

Reference	But015 Settlement: Butterwick Phase two SHLAA sites
Address	Land to the west of Mill Lane, Butterwick
Site area (Hectares)	1.06 Site capacity at 30 dph: 26 Site capacity at 20 dph: 21 Site capacity at 20 dph: 21 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?
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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	adverse impacts upon the character and appearance of the area - the site's development would create 150 metres of ribbon development, which would greatly change the area's character, without delivering significant numbers of new dwellings. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Butterwick's existing services & facilities, & is located adjacent to Butterwick' built-up area. SITE CHARACTERISTICS - although the site has little intrinsic amenity value & is not agricultural land, it is no previously developed. Also, the site is adjacent to a potential 'bad neighbour' use (Marshall Bros. Ltd.) & advice from Boston Borough Council's Environmental Health Department indicates that Marshall Bros. Ltd. are an established commercial site which operate 24/7, & residential development on site But015 could be affected by noise from both the site and adjacent road network. Increasing the number of dwellings close to the Marshall Bros. Ltd. could curtail the business. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it wi not create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts & site characteristics.
Classification	Undevelopable
I lood HSR	Zone 1 Zone 2 Low hazard Danger for some Zone 3a Zone3b Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But016	Settlement:	Butterwick	Phase two SHLAA sites		
Address	Land off Doves' Lane, B	utterwick				
Site area (Hectares) Availability	3.67 Site capacity at 30 dph:	Site capacity at 25 dph: Yes	92 Site capacity at 20 dph:	73 Site capacity from planning permissions:		
Evalenation	Although there is no pla	anning normission or allo	esation there are no kno	wn legal or ownership problems.		
Explanation	Two owners, but they a		ncation, there are no kno	will legal of Ownership problems.		
Achievability	Is the site achieval	Yes Yes				
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, with flood mitigation and highway improvement costs 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 23			
Suitability	Is the site suitable?	No				
	problems with delivery ENVIRONMENTAL IMPA have adverse impacts u area into a visually probuilt-up area with lesse further westward expandoundary. INFRASTRUCTURE - it w LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS neighbour' uses, it is Gr TRANSPORT - services & unlikely to create or exerquired).	would impact on meeting ACTS - although it will no upon the character and a minent area of open cour impacts). The allocationsion, given that it is not will not lead to the loss of ible to Butterwick's existing although the site has living a large and agricultural land & facilities are potentially.	ng needs. It have adverse impacts of ppearance of the area, by intryside (whereas alternation of the site would also be contained by a strong a strong a strong a services & facilities, & ttle intrinsic amenity value is not previously develoy accessible on foot, & by se (although highway impacts)	on natural or heritage assets, it will y extending the village's built-up ative sites sites can consolidate the pelikely to generate pressure for and defensible 'natural' western as on, existing infrastructure. It is located adjacent to Butterwick's are there are no nearby 'bad ped. To bicycle & public transport, & it is rovements would be likely to be		
Classification	Unde	evelopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	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	But017	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the north of Br	and End Road, Butterwic	k	
Site area (Hectares)	3.82 Site capacity at 30 dph:	Site capacity at 25 dph:	96 Site capacity at 20 dph:	76 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	moderate, although flo	od mitigation costs are li		cture costs are likely to be ere is a reasonable prospect that it ore year 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 26	
Suitability	Is the site suitable	No No		
Explanation	Butterwick, but would problems with delivery ENVIRONMENTAL IMP, have adverse impacts uarea into a visually probuilt-up area with lesse further northward expaboundary. INFRASTRUCTURE - it v. LOCATION - it is access built-up area. SITE CHARACTERISTICS neighbour' uses, it is GITRANSPORT - services on the create or exacerbar. Unsuitable, due to adverse	potentially deliver all of the would impact on meeting ACTS - although it will now upon the character and a minent area of open countries impacts). The allocations in the loss of the los	the village's requirementing needs. It have adverse impacts of ppearance of the area, by intryside (whereas alternation of the site would also be toontained by a strong at a strong at the contained by a strong at the co	cal Plan seeks to be developed in its in a single site. Any unforeseen on natural or heritage assets, it will by extending the village's built-up ative sites sites can consolidate the pelikely to generate pressure for and defensible 'natural' northern on son, existing infrastructure. As is located adjacent to Butterwick's use & there are no nearby 'bad apped. By bicycle & public transport, & it will
Classification	Unde	evelopable		
Flood risk Zone Zone Zone	2 3a	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	But018	Settlement:	Butterwick	Phase two SHLAA sites		
Address	Land to the west of Girl	s School lane, Butterwick	(
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 planning permission or allocation, there are no known legal or ownership problems.					
Achievability	Is the site achievab	Yes				
Explanation	moderate, with flood m	nitigation and highway im	provement costs likely.	Iture costs are also likely to be If it is allocated, there is a Par 7, and be completed before year		
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				
	adverse impacts upon to f more than 150 metro which would greatly che Furthermore, the site's south, given that it is not INFRASTRUCTURE - it was LOCATION - it is accessibuilt-up area. SITE CHARACTERISTICS it is grade 1 agricultural TRANSPORT - services & not create or exacerbate	he character and appear es in length, which would ange the area's character alocation would be likely of contained by a strong ill not lead to the loss of ble to Butterwick's existition - although the site has no land & is not previously & facilities are potentially	ance of the area - it would have little relationship or, without delivering signary to generate pressure for and defensible 'natural', nor place undue burdering services & facilities & commenty value & there developed.	or heritage assets, but will have ald create a ribbon of development to the village's existing built form & nificant numbers of new dwellings. Or the release of further land to its southern boundary. In son, existing infrastructure. It is located adjacent to Butterwick's are no nearby 'bad neighbour' uses, y bicycle & public transport, & it will ents would be likely to be required).		
Classification	Unde	velopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b		No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	But019	Settlement:	Butterwick	Phase two SHLAA sites			
Address	Land to the north of Br	and to the north of Brand End Road, Butterwick					
Site area (Hectares)	2.21 Site capacity at 30 dph:	66 Site capacity at 25 dph:	55 Site capacity at 20 dph:	44 Site capacity from planning			
Availability	Is the site available	No No		permissions:			
Explanation	1 1	in at least 3 separate own ntentions of two owners		ubmitted their land for			
Achievability	Is the site achieval	Yes Yes					
Explanation	moderate - some site c	learance would be necessed, there is a reasonable	ary, and flood mitigation	ture costs are also likely to be n & highway improvement costs e developed (assumed to begin in			
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 20				
Suitability	Is the site suitable	? Yes					
	ENVIRONMENTAL IMPA have adverse impacts of built-up area & is relati INFRASTRUCTURE - it w LOCATION - it is access adjacent to Butterwick SITE CHARACTERISTICS most of the site is grad TRANSPORT - services and create or exacerbar	upon the character and apvely well screened from will not lead to the loss of, ible to Butterwick's existing the street of the loss of the	pearance of the area - it iew from most direction nor place undue burdening services & facilities, & amenity value & there anot previously developed accessible on foot, & by ver, the Highway Author	is on, existing infrastructure. is located partly within & partly are no nearby 'bad neighbour' uses,			
Flood risk Zone 1 Zone 2 Zone 3		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	But020	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the north of Pe	eter Paine Close, Butterw	rick	
Site area (Hectares)	0.77 Site capacity	23 Site capacity	19 Site capacity	15 Site capacity
Availability	at 30 dph:	at 25 dph: Yes	at 20 dph:	from planning permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
,				
Achievability	Is the site achieval	Yes		
Explanation	-			cture costs are likely to be relatively
	be developed, although	h commencement may b	e delayed by the need fo	a reasonable prospect that it would or improvements to the water supply r 8, and be completed before year
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		9 6	
	Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable	? Yes		
Explanation	ENVIRONMENTAL IMP. not have adverse impa INFRASTRUCTURE - it v LOCATION - it is access built-up area. SITE CHARACTERISTICS neighbour' uses, it is G TRANSPORT - services not create or exacerba the site boundary so th from Peter Paine Close Consequently, the site	ACTS - it is unlikely to ha cts upon the character a vill not lead to the loss or ible to Butterwick's exist - although the site has lirade 1 agricultural land & facilities are potentiall te traffic problems (the latere should be no ranson). is considered suitable.	ve adverse impacts on na nd appearance of the are f, nor place undue burde ing services & facilities, & ittle intrinsic amenity valuation & is not previously develor y accessible on foot, & building way Authority confir	ns on, existing infrastructure. À is located adjacent to Butterwick's ue & there are no nearby 'bad
Classification	Deve	elopable (11-15)		
Flood risk Zone Zone Zone:	2 3a	No hazard Low hazard Danger for s Danger for r 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	But021	Settlement:	Butterwick	Phase two SHLAA sites
Address	Former Produce World	main works, to the west	of Mill Lane, Butterwick	(
Site area (Hectares)	4.25 Site capacity at 30 dph:	128 Site capacity at 25 dph:	106 Site capacity at 20 dph:	85 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	moderate/high, with flo	ood mitigation costs and cated, there is a reasona	potentially significant si	cture costs are likely to be te clearance/decontamination costs. Ild be developed (assumed to begin
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 35	
Suitability	Is the site suitable	No No		
	ENVIRONMENTAL IMPA development would cre would harm the charact INFRASTRUCTURE - alth use as employment lan be safeguarded as a Sp LOCATION - although it adjacent to Butterwick SITE CHARACTERISTICS agricultural land & is pr TRANSPORT - services & will not create or exace	eate a large, isolated and ter of the area. Hough it will not place und. The Employment Land ecific Occupier Site in the is relatively accessible to suilt-up area. - the site has no amenity eviously developed. A facilities are potentially rbate traffic problems.	t have adverse impacts of incongruous group of definition due burdens on existing a Technical Paper (Aug 2 e draft Local Plan for B-Lo Butterwick's existing so value, there are no near accessible by public tra	on natural or heritage assets, its wellings in the countryside, which infrastructure, the site was last in 015) identifies that this site should uses. ervices & facilities, it is not located erby 'bad neighbour' uses, it is not unsport, on foot or by bicycle, and it impacts, and poor location.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	a	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But022	Settlement:	Butterwick	Phase two SHLAA sites
Address	Former Produce World	storage yard, to the eas	t of Mill Lane, Butterwic	k
Site area (Hectares)	3.43 Site capacity at 30 dph:	103 Site capacity at 25 dph:	86 Site capacity at 20 dph:	69 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	moderate, with flood m	nitigation and site cleara	nce/decontamination co	cture costs are likely to be sts. Nonetheless, if it is allocated, begin in year 9, and be completed
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 19	
Suitability	Is the site suitable?	No		
	problems with delivery ENVIRONMENTAL IMPA development would cre harm the character of t INFRASTRUCTURE - alth use as employment lan that this site should be LOCATION - although it adjacent to Butterwick' SITE CHARACTERISTICS agricultural land & is pr TRANSPORT - services & will not create or exace Unsuitable, due to adverge	would impact on meeting ACTS - although it will not eate an isolated and income area. Hough it will not place und. However, the Employ allocated for employme is relatively accessible to so built-up area. - the site has no amenitive viously developed. A facilities are potentially that the traffic problems. Herse environmental impage.	ng needs. It have adverse impacts of congruous group of dwell Indue burdens on existing ment Land Technical Parint use. In Butterwick's existing service of the congruence	on natural or heritage assets, its ings in the countryside, which would infrastructure, the site was last in per (Aug 2015) does not conclude ervices & facilities, it is not located by 'bad neighbour' uses, it is not insport, on foot or by bicycle, and it
Classification	Unde	evelopable		
Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for s Danger for r 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	But023	Settlement:	Butterwick	Phase two SHLAA sites		
Address	Land to the north of M	ain Road and east of Thu	ırlby Motors, Butterwick			
Site area (Hectares)	0.74 Site capacity at 30 dph:	22 Site capacity at 25 dph:	18 Site capacity at 20 dph:	15 Site capacity from planning permissions:		
Availability	Is the site available	Yes Yes		•		
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 achieval	Yes Yes				
Explanation	moderate, with flood n	nitigation and site cleara	nce/decontamination co	sts. Nonetheless, if it is allocated, pegin in year 7, and be completed		
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 3			
Suitability	Is the site suitable	No				
Explanation	ENVIRONMENTAL IMPA development would gri harm the character of t INFRASTRUCTURE - alth use as employment lan that this site should be LOCATION - it is not pa kilometre from the villa adjacent to Butterwick SITE CHARACTERISTICS agricultural land & is pr TRANSPORT - although services on foot or by b create or exacerbate tr	ACTS - although it will not eatly intensify an existing the area. Inough it will not place und. However, the Employ allocated for employmenticularly accessible to Buge's centre & separated is built-up area. In the site has no amenitive viously developed. It is services & facilities are poicycle would be discourated affic problems. In the site has no amenitive viously developed. It is a service would be discourated affic problems.	at have adverse impacts of isolated group of build adue burdens on existing ment Land Technical Papart use. Sutterwick's existing service from the village by the Approximation of the protection of the protection of the site's location and the protection of the site's location of the protection of the site's location of the protection of the site's location of the site is location of the	seeks to be developed in Butterwick. on natural or heritage assets, its ings in the countryside, which would infrastructure, the site was last in per (Aug 2015) does not conclude ces & facilities - being at least a A52 road. It is also not located rby 'bad neighbour' uses, it is not public transport, journeys to n off the busy A52 road. It will not		
Classification	Unde	evelopable				
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for s 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	But024	Settlement:	Butterwick	Phase two SHLAA sites
Address	53 Mill Lane, Butterwic	k		
Site area (Hectares)	0.37 Site capacity at 30 dph:	11 Site capacity at 25 dph:	9 Site capacity at 20 dph:	7 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		μετιπισσιοτίσ.
Explanation	Although there is no pla	anning permission or allo	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	moderate, with flood m	nitigation costs and site cl	earance costs. Nonethe	eture costs are likely to be less, if it is allocated, there is a lear 7, and be completed before year
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:		7	
Suitability	Is the site suitable?	No		
	development would int depth housing develops INFRASTRUCTURE - it v LOCATION - although it adjacent to Butterwick' SITE CHARACTERISTICS developed. However, th impact upon the ameni TRANSPORT - services will not create or exace	ensify an existing, isolate ment in an area where ho will not lead to the loss of is relatively accessible to s built-up area. - the site has no amenity ne neighbouring industriaties enjoyed by residentially & facilities are potentially	d group of buildings in t using is currently confin nor place undue burde Butterwick's existing se value, is not agricultura I site may prove to be a Il occupiers. accessible by public tra	on natural or heritage assets, its the countryside, and introduce ned to frontage development only. ons on, existing infrastructure. orvices & facilities, it is not located I land & is partly previously- 'bad neighbour' use, which would onsport, on foot or by bicycle, and it
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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	But025	Settlement:	Butterwick	Phase two SHLAA sites	
Address	Land to the north of the A52, Butterwick				
Site area (Hectares)	4.23 Site capacity at 30 dph:	127 Site capacity at 25 dph:	Site capacity at 20 dph:	85 Site capacity from planning permissions:	
Availability	Is the site available	Yes Yes		permissions.	
Explanation	Although there is no pla	anning permission or allo	cation, there are no knov	vn legal or ownership problems.	
Achievability	Is the site achievab	Yes			
Explanation	moderate, although flo	. Values are moderate, ar od mitigation costs are lil ssumed to begin in year S	kely. If it is allocated, the	re is a reasonable prospect that it	
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 35		
Suitability	Is the site suitable?	No			
	ENVIRONMENTAL IMPA development would gre harm the character of t INFRASTRUCTURE - it v LOCATION - it is not par kilometre from the villa adjacent to Butterwick' SITE CHARACTERISTICS neighbour' uses, it is gr. TRANSPORT - although services on foot or by b create or exacerbate tra	eatly intensify an existing he area. vill not lead to the loss of ticularly accessible to Buge's centre & separated is built-up area although the site has not ade 1 agricultural land & services & facilities are picycle would be discourage.	have adverse impacts or isolated group of buildir, nor place undue burder tterwick's existing service from the village by the AS particular amenity value is not previously develop otentially accessible by paged by the site's location	ublic transport, journeys to off the busy A52 road. It will not	
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	But026	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land off Benington Roa	d, Butterwick		
Site area (Hectares)	0.69 Site capacity at 30 dph:	21 Site capacity at 25 dph:	17 Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low, although flood mit		f it is allocated, there is	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:		12 2	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA development would have boundary does not corr an unsatisfactory relation INFRASTRUCTURE - it we LOCATION - it is accessing built-up area. SITE CHARACTERISTICS not previously developed Packages Ltd), advice fredevelopment on site Buttransport - services & not create or exacerbate	ACTS - although it will no we adverse impacts upon espond with any feature onship with the existing will not lead to the loss of ble to Butterwick's existing although the site has need. Although the site is a om Boston Borough Cout026 would need to build facilities are potentially.	t have adverse impacts in the character and appears on the ground & appears built-up area. If, nor place undue burdering services & facilities, or intrinsic amenity valuation of the protection in its desy accessible on foot, & but the characteristics in the control of the protection in its desy accessible on foot, & but the characteristics in the control of the characteristics in the control of the characteristics in the characteri	seeks to be developed in Butterwick. on natural or heritage assets, its earance of the area - its western ars arbitrary, and the site would have ens on, existing infrastructure. & is located adjacent to Butterwick's e, it is grade 1 agricultural land & is ead neighbour' use (Pearson ealth Department indicates that sign and layout. by bicycle & public transport, & it will
Classification Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But027	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the west of Up:	sall Road, Butterwick		
Site area (Hectares)	4.51 Site capacity at 30 dph:	135 Site capacity at 25 dph:	Site capacity at 20 dph:	90 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	cation, there are no know	vn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	moderate (including flo	od mitigation costs). Noi		ture costs are also likely to be l, there is a reasonable prospect d before year 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 40	
Suitability	Is the site suitable?	No		
	ENVIRONMENTAL IMPA upon the character and village (abuting the exis folowing any clear land village is problematic - INFRASTRUCTURE - it w LOCATION - it is accessi built-up area. SITE CHARACTERISTICS neighbour' uses, it is Gr TRANSPORT - services & However, the Highway further development - ibitumen overlay, which	appearance of the area sting built-up are to the nescape feature) is acceptathe allocation of additional rill not lead to the loss of ble to Butterwick's existing a land a safecultural land a facilities are potentially Authority comments that the carriageway is only 2	verse impacts on natural will be acceptable - in the orth and east), and its so able. It is only to the west hal land up to Girls School in nor place undue burdening services & facilities, & attle intrinsic amenity value is not previously develop accessible on foot, & by t Upsall Road is unsuitable. 5m (approx) wide and is all concrete surface has su	bicycle & public transport. e to provide vehicular access to of concrete construction with a
Classification Zone 1 Zone 2		No hazard Low hazard		No Depth 0m to 0.25m
Zone 3		Danger for so Danger for m Danger for a	nost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	But028	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land to the west of Mil	l Lane, Butterwick		
Site area (Hectares)	4.89 Site capacity at 30 dph:	147 Site capacity at 25 dph:	122 Site capacity at 20 dph:	98 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	moderate (including flo	od mitigation costs). No		ture costs are also likely to be d, there is a reasonable prospect ed before year 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 48	
Suitability	Is the site suitable?	No		
Explanation	Butterwick, as it would ENVIRONMENTAL IMPAsite is unrelated to the buildings in the country INFRASTRUCTURE - it v LOCATION - it is not par 700m from the village's SITE CHARACTERISTICS neighbour' uses, it is be TRANSPORT - although services on foot or by b development is unlikely	provide significantly in e ACTS - although it will no village, and its developm side, which would harm vill not lead to the loss o ticularly accessible to Bu centre. It is also not loca- although the site has n st and most versatile ago services & facilities are p icycle would be discourant to create or exacerbate	excess of this number. It have adverse impacts of the twould create an incomplete the character of the area of the character of the characte	ens on, existing infrastructure. ces & facilities - being more than vick's built-up area. ue and there are no nearby 'bad reviously developed. public transport, journeys to e from the village's services. Its
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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	But029	Settlement:	Butterwick	Phase two SHLAA sites
Address	Land off Girls School Lane,	, Butterwick		
Site area (Hectares)	0.85 Site capacity at 30 dph:	26 Site capacity at 25 dph:	21 Site capacity at 20 dph:	17 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plann	ning permission or all	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation		costs are likely. If it is	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 5	
Suitability	Is the site suitable?	No		
	adverse impacts upon the either side of Girls School which would greatly chang Furthermore, the site's alc south, given that it is not of INFRASTRUCTURE - it will LOCATION - it is accessible built-up area. SITE CHARACTERISTICS - a it is grade 1 agricultural lau TRANSPORT - services & fa	character and appea Lane, which would have the area's character contained by a strong not lead to the loss of the Butterwick's exist lithough the site has read & is not previously acilities are potentiall raffic problems (although the site has read to the loss of the lo	rance of the area - it wou ave little relationship to the er, without delivering sign by to generate pressure fo g and defensible 'natural' f, nor place undue burder ing services & facilities & no amenity value & there of developed. y accessible on foot, & by bugh highway improveme	or heritage assets, but will have ld create ribbons of development he village's existing built form & ificant numbers of new dwellings. If the release of further land to its southern boundary. If it is located adjacent to Butterwick's hare no nearby 'bad neighbour' uses, which is bicycle & public transport, & it will ents would be likely to be required).
Classification	Undeve	elopable	-1	
Flood risk	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

Reference	Fre001 Settlement: Butterwick Phase two SHLAA sites
Address	Land to west of Homer's Lane, Freiston
Site area (Hectares)	0.15 Site capacity at 30 dph: 4 Site capacity at 25 dph: 4 Site capacity at 20 dph: 5 from planning 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?
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable?
	have adverse impacts upon the character and appearance of the area - the site is isolated from the village, and development in this location would appear unrelated to the existing settlement. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is accessible to Butterwick's existing services & facilities, it is not located adjacent to Butterwick's built-up area. SITE CHARACTERISTICS - although the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses & most of the site is not agricultural land, it is not previously developed. TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts and poor location.
Classification	Undevelopable
	Low borond

Reference	Fre011	Settlement:	Butterwick	Phase two SHLAA sites		
Address	The Old Cold Store & Reesc	The Old Cold Store & Reesons Farm, Girls' School Lane, Butterwick				
Site area (Hectares)	0.57 Site capacity at 30 dph:	Site capacity at 25 dph:	14 Site capacity at 20 dph:	11 Site capacity from planning		
Availability	Is the site available?	Yes		permissions:		
Explanation	Although there is no planni Multiple owners, but they a		cation, there are no kno	wn legal or ownership problems.		
Achievability	Is the site achievable?	Yes				
Explanation	given that the site will need	to be cleared and flo	od mitigation costs are	cure costs are likely to be moderate, likely. If it is allocated, there is a ar 7, and be completed before year		
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				
	have adverse impacts upon and any dwellings created & INFRASTRUCTURE - it will n LOCATION - although it is a Butterwick's built-up area. SITE CHARACTERISTICS - thit is not agricultural land, &	the character and apply the site's redevelop of lead to the loss of, ccessible to Butterwich e site has little intrinsitis it is previously developmentally affic problems.	pearance of the area - toment would appear uninor place undue burder ck's existing services & fact amenity value, there uped land. accessible on foot, & by	n natural or heritage assets, it will he site is isolated from the village, related to the existing settlement. as on, existing infrastructure. acilities, it is not located adjacent to are no nearby 'bad neighbour' uses, bicycle & public transport, & it will		
Classification	Undeve	lopable				
Flood risk Zon- Zon- Zon-	e 2 e 3a	No hazard Low hazard Danger for so Danger for mo	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		