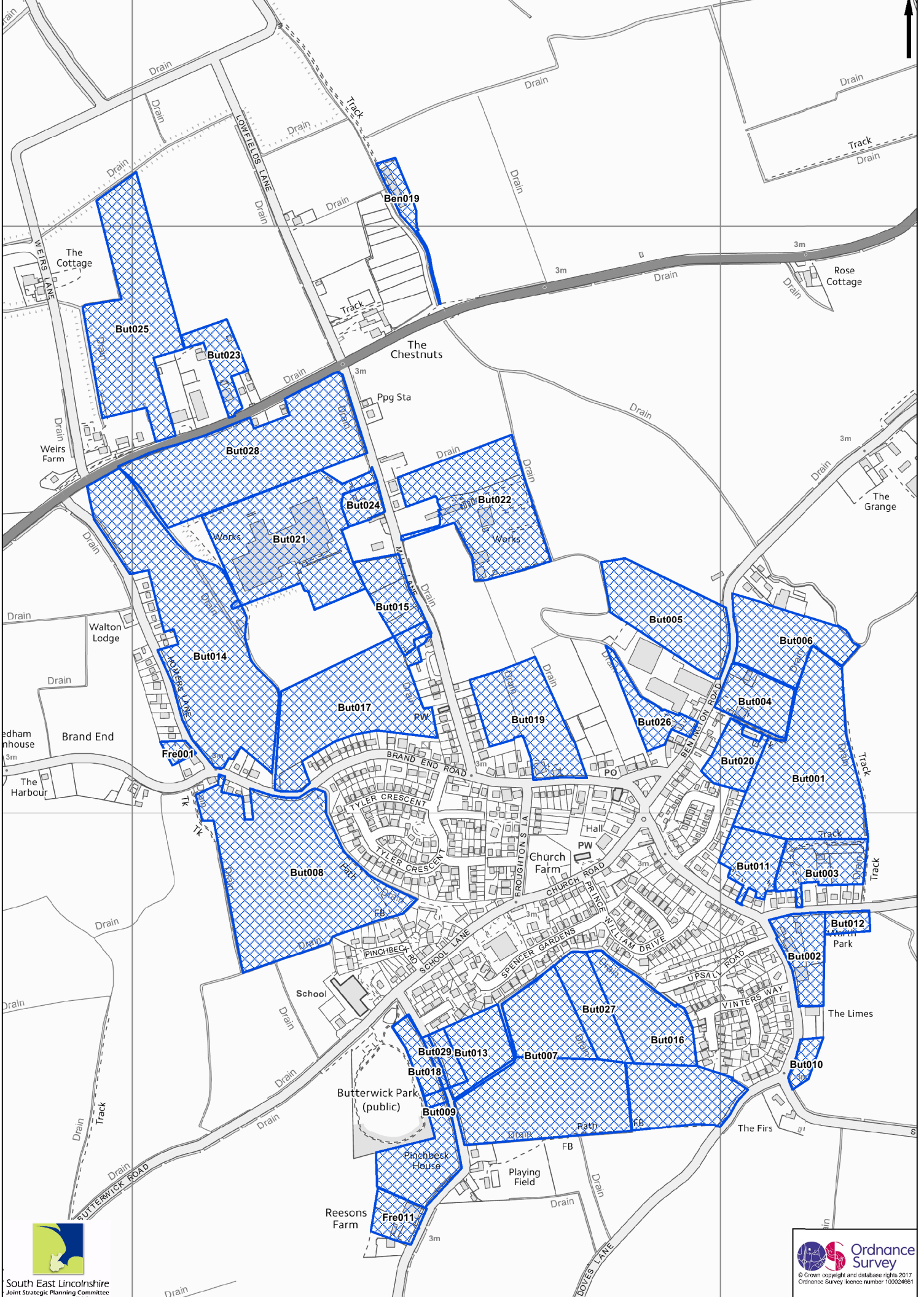


South East Lincolnshire Strategic Housing Land Availability Assessment - Butterwick (April 2017)



Reference Ben019 Settlement: Butterwick Phase two SHLAA sites

Address Land to the north of Main Road and east of Lowfields 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 permissions:

Availability Is the site available? Yes

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

Achievability Is the site achievable? Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, with flood mitigation and site clearance/decontamination costs. Nonetheless, 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: 8
Delivered in yrs 11-15:
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would create an isolated and incongruous group of dwellings in the countryside, which would harm the character of the area. INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site was last in use as employment land. However, the Employment Land Technical Paper (Aug 2015) does not conclude that this site should be allocated for employment use. LOCATION - it is not particularly accessible to Butterwick's existing services & facilities - being at least a kilometre from the village's centre & separated from the village by the A52 road. It is also not located adjacent to Butterwick's built-up area. SITE CHARACTERISTICS - the site has no amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land & is previously developed. TRANSPORT - although services & facilities are potentially accessible public transport, journeys to services on foot or by bicycle would be discouraged by the site's location off the busy A52 road. It will not create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts and poor location.

Classification Undevelopable

Flood risk

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

Reference **But001** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the east of Benington Road, Butterwick

Site area (Hectares) 5.07 **Site capacity at 30 dph:** 152 **Site capacity at 25 dph:** 127 **Site capacity at 20 dph:** 101 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 51
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, as it would provide considerably in excess of this number. Furthermore, if this site was allocated, it would also necessitate the release of further land to its immediate south, which would further exacerbate this issue.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and will not have adverse impacts upon the character and appearance of the area (very few public views into the site are available).
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 little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, and it will not create or exacerbate traffic problems. The Highway Authority identifies that it has adopted right up to the site boundary so there is no ransom strip. It also identifies that, if this site was accessed solely from Peter Paine Close, it would make a fairly large cul-de-sac & ideally should be linked to neighbouring sites (But003, But004 and But011).
Unsuitable, due to its scale.

Classification **Undevelopable**

Flood risk

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

Reference	But002	Settlement:	Butterwick	Phase two SHLAA sites <input type="checkbox"/>
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 permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. The site is currently in commercial use, and the owner indicates that it will not be released until 2022. It is not therefore immediately available, but would become so after 2022.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, & opening-up infrastructure costs likely to be fairly high (clearance, decontamination, flood & highway). If it is allocated, there is a reasonable prospect it will be developed. However, it will not be released until 2022, & commencement may be further delayed by the need for improvements to water supply & sewage disposal networks. Development assumed to begin in year 13, & be completed before year 15.			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: 21 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and its redevelopment will not have adverse impacts upon the character and appearance of the area (indeed there is the potential for environmental improvements).</p> <p>INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site is in use (and is allocated) as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that the site is not of a strategic scale, that its loss would be unlikely to have adverse economic impacts, and that (given the level of existing, operational employment uses in and adjacent to Butterwick & the amount of housing proposed there) this site should not be allocated for employment use.</p> <p>LOCATION - it is accessible to Butterwick's existing services & facilities, & is located adjacent to Butterwick's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land & is previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. The Highway Authority identifies that Sea Lane is the better road to accommodate the vehicular access, and that a new frontage footway would be required. If access was provided from Watery Lane, a new frontage footway would be required, as well as a formal highway drainage system (road gullies and a piped sewer to a suitable outfall).</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	But003	Settlement:	Butterwick	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Watery 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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, as parts of the site would need to be cleared, and flood mitigation & highway improvement costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 23 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and its development will not have adverse impacts upon the character and appearance of the area (visual impacts would be limited (confined to impacts upon views from the east), although care would need to be taken to ensure that any development had an acceptable relationship to the existing dwellings to its south). 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 - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses, & it is not agricultural land. However, the majority of 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. The Highway Authority identifies that the opening onto the highway appears wide enough to form an adoptable road junction in the gap between 3b and 5 Watery Lane, but that the carriageway of Watery Lane would need to be 5.0 metres wide and that a footway would be needed on the north side of the Lane to link in with the village's existing footway network.</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference **But004** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the east of Benington 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 permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate - flood mitigation, highway improvement, & noise mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewage disposal networks. Assumed to begin in year 9, and to be completed before year 15.

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

Suitability **Is the site suitable?** Yes

Explanation
In scale with the 70 dwellings which the Plan seeks to be developed in Butterwick.
ENVIRONMENTAL IMPACTS - unlikely to have adverse impacts on natural or heritage assets, and its development will not have adverse impacts upon the character and appearance of the area - although it would extend the village's built-up area further into the countryside, it would effectively extend it no further than on the opposite side of Benington Road, and much of the site's frontage is already developed (dwelling at its northern end and agricultural buildings to the south).
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, infrastructure.
LOCATION - accessible to Butterwick's existing services & facilities, & located adjacent to Butterwick's built-up area.
SITE CHARACTERISTICS - although it has little intrinsic amenity value, & is not agricultural land, the majority of the site is not previously developed. Although it is close to a potential 'bad neighbour' use (Pearson Packages Ltd, on the opposite side of Benington Road), advice from the Council's Environmental Health Dept indicates that no adverse effects would be likely given that there are other dwellings nearby. However, there is always the possibility that the occupiers of the employment site could change, & development on site But004 would therefore need to build in protection in its design and layout.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. The Highway Authority identifies that there would be no problem with forming a new junction onto Benington Road to serve this site, but that a large frontage watercourse would need to be bridged or culverted, and that a footway, formal drainage system and street lighting would need to be provided into the village.
Consequently, the site is considered suitable.

Classification **Developable (11-15)**

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

Reference	But005	Settlement:	Butterwick	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Benington 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 24 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, but would potentially deliver nearly 70% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but would have adverse impacts upon the character and appearance of the area - it would extend the village's built-up area into the countryside, whereas alternative sites can consolidate the built-up area with lesser impacts. The development of the site would also be likely to generate pressure for the development of further land (to the north & east), with further harmful impacts.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Butterwick's existing services & facilities, the site is not located adjacent to Butterwick's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has no intrinsic amenity value, it is grade 1 agricultural land & is not previously developed. Although the site is adjacent to a potential 'bad neighbour' use (Pearson Packages Ltd), advice from Boston Borough Council's Environmental Health Department indicates that no adverse effects would be likely given that there are other dwellings nearby. However, there is always the possibility that the occupiers of the employment site could change, & development on site But005 would therefore need to build in protection in its design and layout.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference **But006** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the east of Benington 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

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

Achievability **Is the site achievable?** Yes

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

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 14
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, but would potentially deliver nearly 55% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but will 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, the site is not 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 & 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**

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

Reference **But007** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the east of Girls School Lane, Butterwick

Site area (Hectares) 5.16 **Site capacity at 30 dph:** 155 **Site capacity at 25 dph:** 129 **Site capacity at 20 dph:** 103 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, with flood mitigation & 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: 50
Delivered in yrs 11-15: 53
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, as it would provide considerably in excess of this number. Furthermore, if this site was allocated, it would necessitate the release of further land to its immediate north-west, which would further exacerbate this issue.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, it will have adverse impacts upon the character and appearance of the area, by extending the village's built-up area into a visually prominent area of open countryside (whereas alternative sites sites can consolidate the built-up area with lesser impacts). The allocation of the site would also necessitate the inclusion of further land to its north-west, & would be likely to generate pressure for further eastward expansion, given that it is not contained by a strong and defensible 'natural' eastern boundary.
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 little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems (although significant highway improvements would be likely to be required).
Unsuitable, due to its scale, and adverse environmental impacts.

Classification **Undevelopable**

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

Reference	But008	Settlement:	Butterwick	Phase two SHLAA sites <input type="checkbox"/>				
Address	Land to the south of Brand 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 permissions: <input type="checkbox"/>
Availability	Is the site available?		Yes					
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.							
Achievability	Is the site achievable?		Yes					
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).							
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10:		50					
	Delivered in yrs 11-15:		77					
	Delivered in yrs 16-20:							
	Delivered in yrs 21-25:							
Suitability	Is the site suitable?		No					
Explanation	<p>The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, as it would provide considerably in excess of this number.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, it will have adverse impacts upon the character and appearance of the area, by extending the village's built-up area into a visually prominent area of open countryside, whereas alternative sites can consolidate the built-up area with lesser impacts.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Butterwick's existing services & facilities, & is located adjacent to Butterwick's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to its scale, and adverse environmental impacts.</p>							
Classification	Undevelopable							
Flood risk	Zone 1		No hazard			No Depth		
	Zone 2		Low hazard			0m to 0.25m		
	Zone 3a		Danger for some			0.25m to 0.50m		
	Zone 3b		Danger for most			0.50m to 1.0m		
			Danger for all			1.0m to 2.0m		
						>2.0m		

Reference **But009** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the west of Girls School Lane, Butterwick

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

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are acting together.

Achievability **Is the site achievable?** 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 8, and be completed before year 15).

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

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, but would potentially deliver 55% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but will have adverse impacts upon the character and appearance of the area - it would create a ribbon of development of more than 300 metres in length, which would have little relationship to the village's existing built form.
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 & is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems (although significant highway improvements would be likely to be required).

Unsuitable, due to adverse environmental impacts.

Classification **Undevelopable**

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

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 permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

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

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

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.
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. 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**

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

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

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

Reference **But011** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the north of Sea 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 permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).

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

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its development will not have adverse impacts upon the character and appearance of the area - visual impacts would be limited, although care would need to be taken to ensure that any development had an acceptable relationship to the existing dwellings to its south.
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 not agricultural land, the majority of the site is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport. However, the Highway Authority identifies that there would not be adequate junction visibility due to the horizontal alignment of the road and the vegetation at the frontages of the adjacent dwellings. The suitability of a junction here would depend on whether it would be possible to improve visibility and, in the absence of evidence that such improvements can be made, it is assumed that it will create traffic problems.

Unsuitable, due to transport issues.

Classification **Undevelopable**

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

Reference

But012

Settlement:

Butterwick

Phase two SHLAA sites



Address

Land to the south of Watery 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:
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Availability

Is the site available?

Yes

Explanation

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

Achievability

Is the site achievable?

Yes

Explanation

Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high, including flood mitigation costs, and highway improvement costs. Viability may be marginal but, 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: 5

Delivered in yrs 11-15:

Delivered in yrs 16-20:

Delivered in yrs 21-25:

Suitability

Is the site suitable?

No

Explanation

The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.

ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, the site's development will have adverse impacts upon the character and appearance of the area - if it is considered in isolation, it would have an unacceptable relationship with the existing built-up area. If it is considered in conjunction with site But002, the site has an acceptable relationship to the village's existing built-up area, but would still create nearly 75 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 intrinsic 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. However, the Highway Authority identifies that the carriageway would need to be widened, & a footway, drainage & street lighting would need to be provided.

Unsuitable, due to adverse environmental impacts.

Classification

Undevelopable

Flood risk

Zone 1

Zone 2

Zone 3a

Zone 3b

No hazard

Low hazard

Danger for some

Danger for most

Danger for all

No Depth

0m to 0.25m

0.25m to 0.50m

0.50m to 1.0m

1.0m to 2.0m

>2.0m

Reference **But013** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the east of Girls School Lane, Butterwick

Site area (Hectares) 1.33 **Site capacity at 30 dph:** 40 **Site capacity at 25 dph:** 33 **Site capacity at 20 dph:** 27 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

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

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 3
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but will have adverse impacts upon the character and appearance of the area - it would extend the village's built-up area into the countryside, whereas alternative sites can consolidate the built-up area with lesser impacts. The development of the site would also be likely to generate pressure for the development of further land to its south and east (given that it is not contained by strong and defensible 'natural' boundaries).
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 little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems (although highway improvements would be likely to be required).

Unsuitable, due to adverse environmental impacts.

Classification **Undevelopable**

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

Reference	But014	Settlement:	Butterwick	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Homers 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: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15:		79	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, as it would provide considerably in excess of this number.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, it will have adverse impacts upon the character and appearance of the area, given that it is unrelated to the existing settlement, & its development would create a large & incongruous group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Butterwick's existing services & facilities, it is not located adjacent to Butterwick's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value & a nearby potential 'bad neighbour' use is separated from the site by a bund, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to its scale, adverse environmental impacts, and poor location.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference **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:** 32 **Site capacity at 25 dph:** 26 **Site capacity at 20 dph:** 21 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).

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

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but will have 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's built-up area. SITE CHARACTERISTICS - although the site has little intrinsic amenity value & is not agricultural land, it is not 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 will not create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts & site characteristics.

Classification **Undevelopable**

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

Reference	But016	Settlement:	Butterwick	Phase two SHLAA sites <input type="checkbox"/>
Address	Land off Doves' Lane, Butterwick			
Site area (Hectares)	3.67 Site capacity at 30 dph:	110 Site capacity at 25 dph:	92 Site capacity at 20 dph:	73 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.			
Achievability	Is the site achievable?	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: 50 Delivered in yrs 11-15: 23 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is broadly in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, but would potentially deliver all of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, it will have adverse impacts upon the character and appearance of the area, by extending the village's built-up area into a visually prominent area of open countryside (whereas alternative sites sites can consolidate the built-up area with lesser impacts). The allocation of the site would also be likely to generate pressure for further westward expansion, given that it is not contained by a strong and defensible 'natural' western boundary.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Butterwick's existing services & facilities, & is located adjacent to Butterwick's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it is unlikely to create or exacerbate traffic problems (although highway improvements would be likely to be required).</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference

But017

Settlement:

Butterwick

Phase two SHLAA sites

Address

Land to the north of Brand End Road, Butterwick

Site area (Hectares)

3.82	Site capacity at 30 dph:	115	Site capacity at 25 dph:	96	Site capacity at 20 dph:	76	Site capacity from planning permissions:	<input type="checkbox"/>
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Availability

Is the site available?

Yes

Explanation

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

Achievability

Is the site achievable?

Yes

Explanation

Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	50
Delivered in yrs 11-15:	26
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability

Is the site suitable?

No

Explanation

The site is broadly in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, but would potentially deliver all of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.

ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, it will have adverse impacts upon the character and appearance of the area, by extending the village's built-up area into a visually prominent area of open countryside (whereas alternative sites sites can consolidate the built-up area with lesser impacts). The allocation of the site would also be likely to generate pressure for further northward expansion, given that it is not contained by a strong and defensible 'natural' northern boundary.

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 little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & 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

Flood risk

Zone 1
Zone 2
Zone 3a
Zone3b

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

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

Reference

But018

Settlement:

Butterwick

Phase two SHLAA sites

Address

Land to the west of Girls 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 permissions:	<input type="checkbox"/>
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Availability

Is the site available?

Yes

Explanation

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

Achievability

Is the site achievable?

Yes

Explanation

Moderate achievability. Values are moderate, and opening-up infrastructure costs are 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 7, and be completed before year 10).

Assumed delivery rate

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

Suitability

Is the site suitable?

No

Explanation

The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.

ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but will have adverse impacts upon the character and appearance of the area - it would create a ribbon of development of more than 150 metres in length, which would have little relationship to the village's existing built form & which would greatly change the area's character, without delivering significant numbers of new dwellings. Furthermore, the site's allocation would be likely to generate pressure for the release of further land to its south, given that it is not contained by a strong and defensible 'natural' southern boundary.

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 & is not previously developed.

TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems (although highway improvements would be likely to be required).

Unsuitable, due to adverse environmental impacts.

Classification

Undevelopable

Flood risk

Zone 1
Zone 2
Zone 3a
Zone 3b

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

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

Reference **But019** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land 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 permissions:**

Availability **Is the site available?** **No**

Explanation The site appears to be in at least 3 separate ownership. One owner has submitted their land for development, but the intentions of two owners are currently unknown.

Achievability **Is the site achievable?** **Yes**

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

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

Suitability **Is the site suitable?** **Yes**

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, but would potentially deliver 63% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, & will not have adverse impacts upon the character and appearance of the area - it relates well to the village's existing built-up area & is relatively well screened from view from most directions.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Butterwick's existing services & facilities, & is located partly within & partly adjacent to Butterwick's built-up area.
SITE CHARACTERISTICS - although the site has no amenity value & there are no nearby 'bad neighbour' uses, most of the site is grade 1 agricultural land & is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems. However, the Highway Authority identifies that a frontage footway into the village would need to be provided.

Consequently, the site is considered suitable.

Classification **Undevelopable**

Flood risk

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

Reference

But020

Settlement:

Butterwick

Phase two SHLAA sites

Address

Land to the north of Peter Paine Close, Butterwick

Site area (Hectares)

0.77	Site capacity at 30 dph:	23	Site capacity at 25 dph:	19	Site capacity at 20 dph:	15	Site capacity from planning permissions:	<input type="checkbox"/>
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Availability

Is the site available?

Yes

Explanation

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

Achievability

Is the site achievable?

Yes

Explanation

Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewage disposal networks. Development is assumed to begin in year 8, and be completed before year 15.

Assumed delivery rate

Delivered in yrs 1-5:	
Delivered in yrs 6-10:	9
Delivered in yrs 11-15:	6
Delivered in yrs 16-20:	
Delivered in yrs 21-25:	

Suitability

Is the site suitable?

Yes

Explanation

The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.

ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, and will not have adverse impacts upon the character and appearance of the area.

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 little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.

TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems (the Highway Authority confirms that it has adopted right up to the site boundary so there should be no ransom strip, and identifies that 15 dwellings could easily be served from Peter Paine Close).

Consequently, the site is considered suitable.

Classification

Developable (11-15)

Flood risk

Zone 1
Zone 2
Zone 3a
Zone 3b

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

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

Reference **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 permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate/high, with flood mitigation costs and potentially significant site clearance/decontamination costs. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 35
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, as it would provide significantly in excess of this number.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would create a large, isolated and incongruous group of dwellings in the countryside, which would harm the character of the area.
INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site was last in use as employment land. The Employment Land Technical Paper (Aug 2015) identifies that this site should be safeguarded as a Specific Occupier Site in the draft Local Plan for B-Uses.
LOCATION - although it is relatively accessible to Butterwick's existing services & facilities, it is not located adjacent to Butterwick's built-up area.
SITE CHARACTERISTICS - the site has no amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land & is previously developed.
TRANSPORT - services & facilities are potentially accessible by public transport, on foot or by bicycle, and it will not create or exacerbate traffic problems.

Unsuitable, due to its scale, adverse environmental and infrastructure impacts, and poor location.

Classification **Undevelopable**

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

Reference **But022** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Former Produce World storage yard, to the east of Mill Lane, Butterwick

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 permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, with flood mitigation and site clearance/decontamination costs. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 19
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, but would potentially deliver all of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would create an isolated and incongruous group of dwellings in the countryside, which would harm the character of the area.
INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site was last in use as employment land. However, the Employment Land Technical Paper (Aug 2015) does not conclude that this site should be allocated for employment use.
LOCATION - although it is relatively accessible to Butterwick's existing services & facilities, it is not located adjacent to Butterwick's built-up area.
SITE CHARACTERISTICS - the site has no amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land & is previously developed.
TRANSPORT - services & facilities are potentially accessible by public transport, on foot or by bicycle, and it will not create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts and poor location.

Classification **Undevelopable**

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

Reference **But023** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the north of Main Road and east of Thurlby 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

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, with flood mitigation and site clearance/decontamination costs. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15: 3
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would greatly intensify an existing isolated group of buildings in the countryside, which would harm the character of the area.
INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site was last in use as employment land. However, the Employment Land Technical Paper (Aug 2015) does not conclude that this site should be allocated for employment use.
LOCATION - it is not particularly accessible to Butterwick's existing services & facilities - being at least a kilometre from the village's centre & separated from the village by the A52 road. It is also not located adjacent to Butterwick's built-up area.
SITE CHARACTERISTICS - the site has no amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land & is previously developed.
TRANSPORT - although services & facilities are potentially accessible by public transport, journeys to services on foot or by bicycle would be discouraged by the site's location off the busy A52 road. It will not create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts and poor location.

Classification **Undevelopable**

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

Reference **But024** **Settlement:** Butterwick **Phase two SHLAA sites**

Address 53 Mill Lane, Butterwick

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

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate, with flood mitigation costs and site clearance costs. Nonetheless, 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: 7
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would intensify an existing, isolated group of buildings in the countryside, and introduce depth housing development in an area where housing is currently confined to frontage development only. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is relatively accessible to Butterwick's existing services & facilities, it is not located adjacent to Butterwick's built-up area. SITE CHARACTERISTICS - the site has no amenity value, is not agricultural land & is partly previously-developed. However, the neighbouring industrial site may prove to be a 'bad neighbour' use, which would impact upon the amenities enjoyed by residential occupiers. TRANSPORT - services & facilities are potentially accessible by public transport, on foot or by bicycle, and it will not create or exacerbate traffic problems. Unsuitable, due to adverse environmental impacts and poor location.

Classification **Undevelopable**

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

Reference **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:** 106 **Site capacity at 20 dph:** 85 **Site capacity from planning permissions:**

Availability **Is the site available?**

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 moderate, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 35
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?**

Explanation
The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, as it would provide significantly in excess of this number.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would greatly intensify an existing isolated group of buildings in the countryside, which would harm the character of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not particularly accessible to Butterwick's existing services & facilities - being at least a kilometre from the village's centre & separated from the village by the A52 road. It is also not located adjacent to Butterwick's built-up area.
SITE CHARACTERISTICS - although the site has no particular amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land & is not previously developed.
TRANSPORT - although services & facilities are potentially accessible by public transport, journeys to services on foot or by bicycle would be discouraged by the site's location off the busy A52 road. It will not create or exacerbate traffic problems.

Unsuitable, due to its scale, adverse environmental impacts and poor location.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	<input checked="" type="text" value="Zone 3a"/>	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		<input checked="" type="text" value="Danger for all"/>	<input checked="" type="text" value="1.0m to 2.0m"/>
		>2.0m	

Reference	But026	Settlement:	Butterwick	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land off Benington Road, 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?			
Explanation	Yes			
	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?			
Explanation	Yes			
	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: 2 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?			
Explanation	No			
	<p>The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - its western boundary does not correspond with any feature on the ground & appears arbitrary, and the site would have an unsatisfactory relationship with the existing built-up area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Butterwick's existing services & facilities, & is located adjacent to Butterwick's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has no intrinsic amenity value, it is grade 1 agricultural land & is not previously developed. Although the site is adjacent to a potential 'bad neighbour' use (Pearson Packages Ltd), advice from Boston Borough Council's Environmental Health Department indicates that development on site But026 would need to build in protection in its design and layout.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference **But027** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the west of Upsall Road, Butterwick

Site area (Hectares) 4.51 **Site capacity at 30 dph:** 135 **Site capacity at 25 dph:** 113 **Site capacity at 20 dph:** 90 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 40
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, as it would provide in excess of this number.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and its impacts upon the character and appearance of the area will be acceptable - in the main, the site relates well to the village (abutting the existing built-up area to the north and east), and its southern boundary (though not following any clear landscape feature) is acceptable. It is only to the west that the site's relationship to the village is problematic - the allocation of additional land up to Girls School Lane would probably be necessary.
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 little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport. However, the Highway Authority comments that Upsall Road is unsuitable to provide vehicular access to further development - the carriageway is only 2.5m (approx) wide and is of concrete construction with a bitumen overlay, which suggests that the original concrete surface has suffered some decay.

Unsuitable, due to its scale, and transport issues.

Classification **Undevelopable**

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

Reference **But028** **Settlement:** Butterwick **Phase two SHLAA sites**

Address Land to the west of Mill 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

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 48
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick, as it would provide significantly in excess of this number.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site is unrelated to the village, and its development would create an incongruous and isolated group of buildings in the countryside, which would harm the character of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is not particularly accessible to Butterwick's existing services & facilities - being more than 700m from the village's centre. It is also not located adjacent to Butterwick's built-up area.
SITE CHARACTERISTICS - although the site has no particular amenity value and there are no nearby 'bad neighbour' uses, it is best and most versatile agricultural land, & is not previously developed.
TRANSPORT - although services & facilities are potentially accessible by public transport, journeys to services on foot or by bicycle would be discouraged by the site's distance from the village's services. Its development is unlikely to create or exacerbate traffic problems.

Unsuitable, due to its scale, adverse environmental impacts and poor location.

Classification **Undevelopable**

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

Reference **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 permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).

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

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but will have adverse impacts upon the character and appearance of the area - it would create ribbons of development either side of Girls School Lane, which would have little relationship to the village's existing built form & which would greatly change the area's character, without delivering significant numbers of new dwellings. Furthermore, the site's allocation would be likely to generate pressure for the release of further land to its south, given that it is not contained by a strong and defensible 'natural' southern boundary.
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 & is not previously developed.
TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems (although highway improvements would be likely to be required).

Unsuitable, due to adverse environmental impacts.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	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:** 3 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

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

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, 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: 3
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, it will 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

Flood risk

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

Reference Fre011 **Settlement:** Butterwick **Phase two SHLAA sites**

Address The Old Cold Store & Reasons Farm, Girls' School Lane, Butterwick

Site area (Hectares) 0.57 **Site capacity at 30 dph:** 17 **Site capacity at 25 dph:** 14 **Site capacity at 20 dph:** 11 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.

Achievability **Is the site achievable?** Yes

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

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

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Butterwick. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, it will have adverse impacts upon the character and appearance of the area - the site is isolated from the village, and any dwellings created by the site's redevelopment 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 - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, & it is previously developed land. 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

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