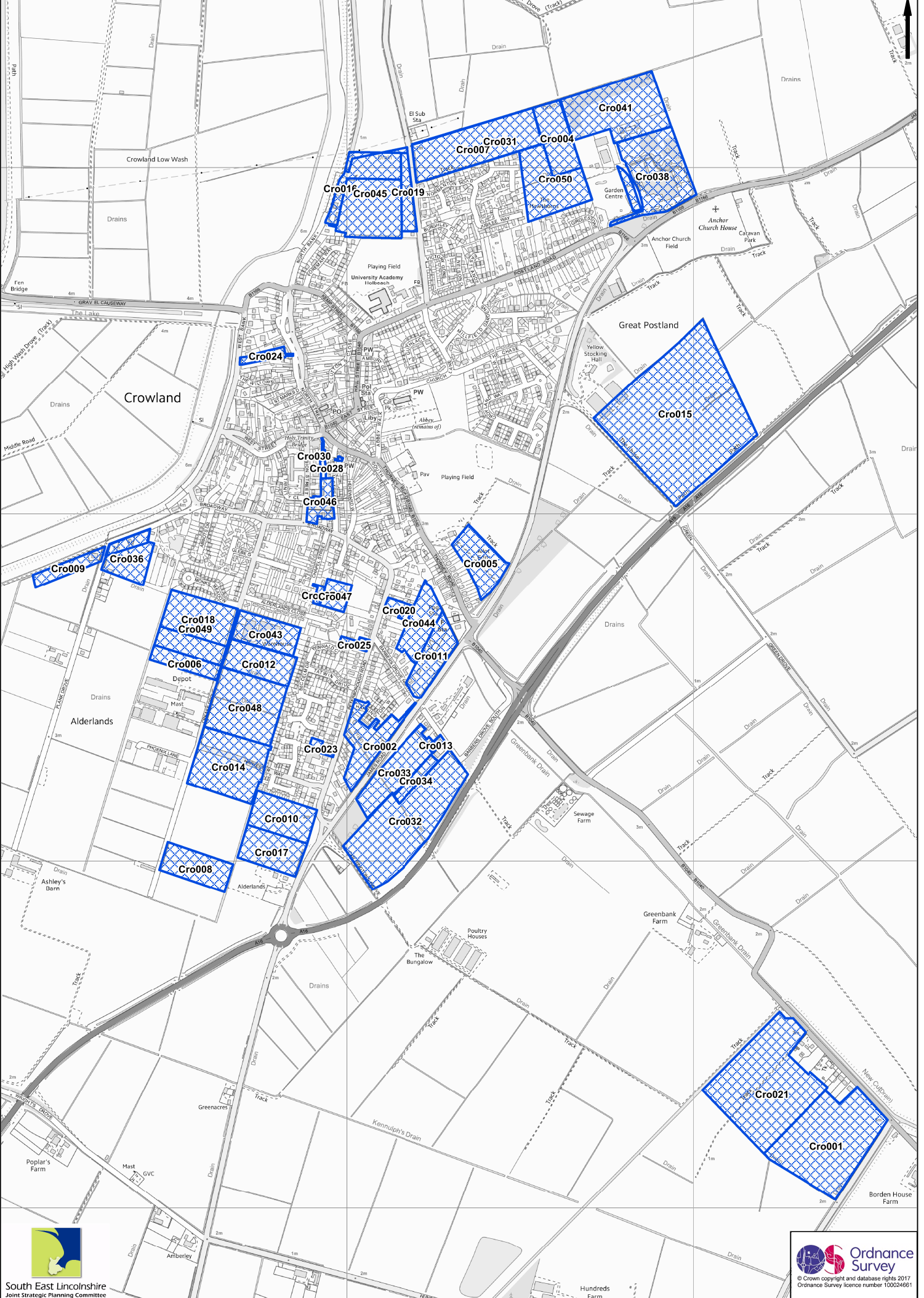


South East Lincolnshire Strategic Housing Land Availability Assessment - Crowland (January 2018)



<b>Reference</b>	<b>Cro002</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land between 34-32 Peterborough Road, Crowland			
<b>Site area (Hectares)</b>	1.86 <b>Site capacity at 30 dph:</b>	56 <b>Site capacity at 25 dph:</b>	46 <b>Site capacity at 20 dph:</b>	37 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation and school improvements. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 9, and be completed by year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		16	
	<b>Delivered in yrs 11-15:</b>		21	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located adjacent to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site lies between St James Road and the built up area of Crowland. It could be accessed from St James Road or Harrington Drive. There is some filled land and an old factory use on the site. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. The access could be onto Peterborough Road or Harrington Drive. Access onto James Road maybe technically feasible but it is subject to 50mph speed limit.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro004</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land adjacent to Crowland Caravans, off Postland Road, Crowland			
<b>Site area (Hectares)</b>	1.7 <b>Site capacity at 30 dph:</b>	51 <b>Site capacity at 25 dph:</b>	42 <b>Site capacity at 20 dph:</b>	34 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The owners of the land are not identified and their intentions for the land are unknown.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		24	
	<b>Delivered in yrs 11-15:</b>		10	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on built or heritage assets but the site will have an adverse impact upon the sand and gravel minerals safeguarding zone.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site lies within Cro031 and adjacent Cro007. The whole area wraps around Normanton Road and is a suitable extension to the settlement.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	


<b>Reference</b>	<b>Cro005</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Allotments, off Thorney Road, Crowland			
<b>Site area (Hectares)</b>	1.64 <b>Site capacity at 30 dph:</b>	49 <b>Site capacity at 25 dph:</b>	41 <b>Site capacity at 20 dph:</b>	33 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. The owner indicates that the site will not be available before 2016			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		24	
	<b>Delivered in yrs 11-15:</b>		9	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural assets. It could have adverse impacts on built and heritage assets as the site would close up the view of the Abbey which is listed as well as being a Scheduled Ancient Monument.</p> <p><b>INFRASTRUCTURE</b> - It will lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities because it is currently allotments.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located adjacent to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site makes up part of a substantial multi-purpose open space and, although a large area of open space would remain, its development would erode the considerable visual benefits that the space currently provides.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.☒</p> <p>☒ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro006</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Crease Drove, Crowland			
<b>Site area (Hectares)</b>	0.88 <b>Site capacity at 30 dph:</b>	26 <b>Site capacity at 25 dph:</b>	22 <b>Site capacity at 20 dph:</b>	18 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 6 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - Considered in isolation, the site relates poorly to the existing town, and its development would create a group of dwellings which are unconnected to the rest of the settlement. However, the site is close to land allocated for employment in the current local plan and has a number of business nearby. The site abuts land used by Crowland Cranes to store and test cranes, which the planning permission recognises as a general Industrial use. The cranes are also tall and very visible and as such the site is unlikely to offer a satisfactory residential environment.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. In addition residential development would encourage further use of the sub standard Crease Drove from Harvester way. The site would be unlikely to fund major improvements to the carriageway to Harvester Way; an alternative may be to close the road so cars have to go north, and industrial traffic have to use Harvester Way.</p> <p>☐ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro007</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>
<b>Address</b>	Land to the north of Normanton Road, Crowland				
<b>Site area (Hectares)</b>	3.99	<b>Site capacity at 30 dph:</b>	120	<b>Site capacity at 25 dph:</b>	100
		<b>Site capacity at 20 dph:</b>	80	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>			
<b>Explanation</b>	The owners of the land are not identified and their intentions for the land are unknown.				
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).				
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>				
	<b>Delivered in yrs 6-10:</b>	50			
	<b>Delivered in yrs 11-15:</b>	30			
	<b>Delivered in yrs 16-20:</b>				
	<b>Delivered in yrs 21-25:</b>				
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on built or heritage assets but the site will have an adverse impact upon the sand and gravel minerals safeguarding zone.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);<sup>2</sup></p> <p><b>SITE CHARACTERISTICS</b> - The site lies within Cro031. The whole area wraps around Normanton Road and is a suitable extension to the settlement.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.</p> <p><sup>2</sup> Consequently the site is considered suitable.</p>				
<b>Classification</b>	<b>Undevelopable</b>				
<b>Flood risk</b>	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		



<b>Reference</b>	<b>Cro008</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Crease Drove, Crowland			
<b>Site area (Hectares)</b>	1.66 <b>Site capacity at 30 dph:</b>	50 <b>Site capacity at 25 dph:</b>	42 <b>Site capacity at 20 dph:</b>	33 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 9 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is not accessible to Crowland's existing services and facilities and is not located adjacent to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is unrelated to the town, and its development would create an isolated and incongruous group of dwellings in the open countryside, despite its proximity to Cro010 and Cro017.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.</p> <p>☐</p> <p>Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all <input checked="" type="checkbox"/>	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m <input checked="" type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Cro009</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Low Road, Crowland			
<b>Site area (Hectares)</b>	1.16 <b>Site capacity at 30 dph:</b>	35 <b>Site capacity at 25 dph:</b>	29 <b>Site capacity at 20 dph:</b>	23 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	The owners of the land are not identified and their intentions for the land are unknown.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		23	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on built or heritage assets but the site will have an adverse impact upon the sand and gravel minerals safeguarding zone. The Conservation Officer advises that although it is a frontage site along one of the main roads into the town, the site is not located close enough to the Crowland Conservation Area to impact on its wider setting.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is close to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site relates poorly to the town's existing built form, and would create ribbon development which would (in relation to the number of dwellings delivered) increase the visual impact of the town's built-up area. SHDC Environmental Health identify that part of the site is on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. </p> <p>Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	



<b>Reference</b>	<b>Cro010</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the west of Peterborough Road, Crowland								
<b>Site area (Hectares)</b>	1.82	<b>Site capacity at 30 dph:</b>	55	<b>Site capacity at 25 dph:</b>	46	<b>Site capacity at 20 dph:</b>	36	<b>Site capacity from planning permissions:</b>	49
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	The site has planning permission for 49 dwellings. (H02-0468-14)								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 6, and be completed before year 10)								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		49						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>Yes</b>						
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located adjacent to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site lies between Harvester Way and the site referenced Cro017 and is close to the junction of the former bypass and Peterborough Road. It extends the existing built form further south.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.☒</p> <p>☒</p> <p>Consequently the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	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			

<b>Reference</b>	<b>Cro011</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Barbers Drove North, Crowland			
<b>Site area (Hectares)</b>	1.54 <b>Site capacity at 30 dph:</b>	46 <b>Site capacity at 25 dph:</b>	38 <b>Site capacity at 20 dph:</b>	31 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, including school improvements. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 9, and be completed by year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 16 <b>Delivered in yrs 11-15:</b> 15 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located adjacent to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is next to St James Road, which might provide an access instead of Barbers Drove. Alternatively there are two sites to the north of it, that would provide an access to Peterborough Road. There appears to be a filled dyke on part of the site.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. James Road is subject to a 50mph speed limit. Owing to the reduction in traffic the ghost island right turn lane for Thorney Road maybe less needed now. The footway would need to be extended to the site.</p> <p>☐  Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some <b>Danger for most</b> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <b>0.50m to 1.0m</b> 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Cro012</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Crease Drove, Crowland			
<b>Site area (Hectares)</b>	1.69 <b>Site capacity at 30 dph:</b>	51 <b>Site capacity at 25 dph:</b>	42 <b>Site capacity at 20 dph:</b>	34 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 10 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site relates well to the existing town because it abuts residential to the east and an employment site to the north (also submitted for redevelopment). It would change the character of the area because it intensifies the residential use in an area of agriculture and industrial uses. However, the site is close to land allocated for employment in the current local plan and has a number of businesses nearby. The site is close to land used by Crowland Cranes to store and test cranes, which the planning permission recognises as a general Industrial use. The cranes are also tall and very visible. Together these issues are likely to cause the site to have an unsatisfactory residential environment.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. In addition residential development would encourage further use of the sub standard Crease Drove from Harvester way. The site would be unlikely to fund major improvements to the carriageway to Harvester Way; an alternative may be to close the road so cars have to go north, and industrial traffic have to use Harvester Way.</p> <p>☐ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro013</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the west of Barbers Drove South, Crowland								
<b>Site area (Hectares)</b>	0.11	<b>Site capacity at 30 dph:</b>	3	<b>Site capacity at 25 dph:</b>	3	<b>Site capacity at 20 dph:</b>	2	<b>Site capacity from planning permissions:</b>	1
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Planning application H02-0060-13 for one dwelling has been implemented. Planning application H02-0059-14 for one dwelling has been approved but not yet implemented.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 6, and be completed before year 10)								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>					<b>Delivered in yrs 6-10:</b>		1	
	<b>Delivered in yrs 11-15:</b>					<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>Yes</b>						
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has two planning permissions for two dwellings. One has been implemented.</p> <p>TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	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			

<b>Reference</b>	<b>Cro014</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Harvester Way, Crowland			
<b>Site area (Hectares)</b>	3.43 <b>Site capacity at 30 dph:</b>	103 <b>Site capacity at 25 dph:</b>	86 <b>Site capacity at 20 dph:</b>	69 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 19 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is identified as a 'Major Employment Proposal' where current policy indicates that employment uses only should be permitted. This emerging Local Plan could change this. The employment Land Review scores the site as 21 out of 30 and places it 10th out of 14 sites in South Holland. Although it is an allocation that has not been implemented the ELR indicates that the land allocated for employment in SE Lincolnshire is adequate to meet future needs. Therefore if the employment use for this site was removed it should be replaced elsewhere. The site straddles Harvester Way, which was built to access the employment uses to the west. Consequently the site may not offer a satisfactory residential environment as the industrial uses to its west and the related traffic may impact on the amenities that would be enjoyed by new dwellings on the site.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.</p> <p>☐ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro015</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north-east of The Chase, Crowland			
<b>Site area (Hectares)</b>	12.82 <b>Site capacity at 30 dph:</b>	385 <b>Site capacity at 25 dph:</b>	320 <b>Site capacity at 20 dph:</b>	256 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. The owner indicates that the site will not be available before 2016.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 206 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - Although the site is relatively close to Crowland's centre, it is separated from it by James Road which means that it is not as accessible to the majority of the town's services and facilities as sites on the northern side of James Road. It is also located away from Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is very poorly related to the existing town, and its development would create an isolated and incongruous group of dwellings in the open countryside. The site also may not offer a satisfactory residential environment as the neighbouring A16 may impact on the amenities that would be enjoyed by new dwellings on the site.</p> <p><b>TRANSPORT</b> - Services and facilities are poorly accessible by foot, bicycle and public transport.</p> <p>☒ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	



<b>Reference</b>	<b>Cro016</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Cloot Drove, Crowland			
<b>Site area (Hectares)</b>	1.56 <b>Site capacity at 30 dph:</b>	47 <b>Site capacity at 25 dph:</b>	39 <b>Site capacity at 20 dph:</b>	31 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 7 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>EDUCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is very poorly related to the existing town, and its development, even in conjunction with Cro019 would create an isolated and incongruous group of dwellings in the open countryside and would considerably increase the visual impact and perceived extent of the town's built-up area.</p> <p><b>TRANSPORT</b> - Services and facilities are poorly accessible by foot, bicycle and public transport.</p> <p>☐ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro017</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of James Road, Crowland			
<b>Site area (Hectares)</b>	1.76 <b>Site capacity at 30 dph:</b>	53 <b>Site capacity at 25 dph:</b>	44 <b>Site capacity at 20 dph:</b>	35 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation and school improvements. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 9, and be completed by year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 16 <b>Delivered in yrs 11-15:</b> 19 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities but is located away from Crowland's existing built-up area (defined settlement limit) Cro010 is in between the site and the built up area of crowland;</p> <p><b>SITE CHARACTERISTICS</b> - Considered on its own the site relates poorly to the existing town because it is not located against the built up area. However, in conjunction with Cro010, which has planning permission for 50 dwellings it has a better relationship with Crowland. The ribbon of development would extend to Alderlands, which is used for caravan and campings and a bus depot.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. Access from Cro010 or James Road would be suitable.</p> <p>☒ Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro018</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Crease Drove, Crowland			
<b>Site area (Hectares)</b>	2.22 <b>Site capacity at 30 dph:</b>	67 <b>Site capacity at 25 dph:</b>	56 <b>Site capacity at 20 dph:</b>	44 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are acting together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 20 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located adjacent Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - the site is close to land allocated for employment in the current local plan and has a number of businesses nearby. The site is close to land used by Crowland Cranes to store and test cranes, which the planning permission recognises as a general Industrial use. The cranes are also tall and very visible. Together these issues are likely to cause the site to have an unsatisfactory residential environment.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. In addition residential development would encourage further use of the sub standard Crease Drove from Harvester way. The site would be unlikely to fund major improvements to the carriageway to Harvester Way; an alternative may be to close the road so cars have to go north, and industrial traffic have to use Harvester Way.☒</p> <p>☒ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro019</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Cloot Drove, Crowland			
<b>Site area (Hectares)</b>	0.74 <b>Site capacity at 30 dph:</b>	22 <b>Site capacity at 25 dph:</b>	18 <b>Site capacity at 20 dph:</b>	15 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 3 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is very poorly related to the existing town, and its development, even in conjunction with Cro016 would create an isolated and incongruous group of dwellings in the open countryside and would considerably increase the visual impact and perceived extent of the town's built-up area.</p> <p><b>TRANSPORT</b> - Services and facilities are poorly accessible by foot, bicycle and public transport.☒</p> <p>☒</p> <p>Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro020</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the east of Peterborough Road, Crowland								
<b>Site area (Hectares)</b>	0.27	<b>Site capacity at 30 dph:</b>	8	<b>Site capacity at 25 dph:</b>	7	<b>Site capacity at 20 dph:</b>	5	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		5						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>Yes</b>						
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located within Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is cleared and is within the built up area of Peterborough Road. It could also provide an access to land to the rear, Cro011 and Cro044. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. Access from Peterborough Road is good.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	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			

<b>Reference</b>	<b>Cro023</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	65 Peterborough Road, Crowland								
<b>Site area (Hectares)</b>	0.19	<b>Site capacity at 30 dph:</b>	6	<b>Site capacity at 25 dph:</b>	5	<b>Site capacity at 20 dph:</b>	4	<b>Site capacity from planning permissions:</b>	3
<b>Availability</b>	<b>Is the site available?</b>		Yes						
<b>Explanation</b>	Outline planning permission (ref H02-1027-12) is outstanding for the construction of 3 dwellings								
<b>Achievability</b>	<b>Is the site achievable?</b>		Yes						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 7, and be completed before year 10)								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		3						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		Yes						
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Crowland's existing services and facilities and is located within Crowland's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for residential development.☑</p> <p>TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.☑</p> <p>☑</p> <p>Consequently the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	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			



<b>Reference</b>	<b>Cro024</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the rear of 60 North Street, Crowland			
<b>Site area (Hectares)</b>	0.35 <b>Site capacity at 30 dph:</b>	<input type="text" value="10"/> <b>Site capacity at 25 dph:</b>	<input type="text" value="9"/> <b>Site capacity at 20 dph:</b>	<input type="text" value="7"/> <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input type="text" value="Yes"/>		
<b>Explanation</b>	Reserved Matters (ref H02-1765-06) for the construction of 10 dwellings has been commenced. There are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input type="text" value="Yes"/>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon be completed (assumed to be completed before year 10)			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 10 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input type="text" value="Yes"/>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located within Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site has planning permission for residential development.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. A substantial ramp is required to achieve an access to West Bank. Visibility onto North Street is very poor but traffic movements are very low.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	<input type="text" value="Zone 1"/> <input type="text" value="Zone 2"/> <input type="text" value="Zone 3a"/> <input type="text" value="Zone3b"/>	<input type="text" value="No hazard"/> <input type="text" value="Low hazard"/> <input type="text" value="Danger for some"/> <input type="text" value="Danger for most"/> <input type="text" value="Danger for all"/>	<input type="text" value="No Depth"/> <input type="text" value="0m to 0.25m"/> <input type="text" value="0.25m to 0.50m"/> <input type="text" value="0.50m to 1.0m"/> <input type="text" value="1.0m to 2.0m"/> <input type="text" value("&gt;2.0m"=""/>	

<b>Reference</b>	<b>Cro025</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land at Alderlands Close, Crowland								
<b>Site area (Hectares)</b>	0.21	<b>Site capacity at 30 dph:</b>	6	<b>Site capacity at 25 dph:</b>	5	<b>Site capacity at 20 dph:</b>	4	<b>Site capacity from planning permissions:</b>	8
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Full planning permission (ref H02-0004-14) is outstanding for the construction of 8 dwellings.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 6, and be completed before year 10)								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		8						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>Yes</b>						
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located within Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site has planning permission for residential development. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. A suitable site although compromised by the position of the bus shelter.</p> <p>Consequently the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	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			

<b>Reference</b>	<b>Cro027</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land adjacent to 27A Chapel Street, Crowland			
<b>Site area (Hectares)</b>	0.1 <b>Site capacity at 30 dph:</b>	3 <b>Site capacity at 25 dph:</b>	2 <b>Site capacity at 20 dph:</b>	2 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Outline planning permission (ref H02-0496-13) is outstanding for the construction of 1 dwelling.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 7, and be completed before year 10)			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		1	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	Yes		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located within Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site has planning permission for residential development.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. It would be preferable if there was no further development from Chapel Street due to its absence of turning and poor visibility at the junction with Broadway.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro028</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Former PO Sorting Office, 6 Reform Street, Crowland								
<b>Site area (Hectares)</b>	0.2	<b>Site capacity at 30 dph:</b>	6	<b>Site capacity at 25 dph:</b>	5	<b>Site capacity at 20 dph:</b>	4	<b>Site capacity from planning permissions:</b>	1
<b>Availability</b>	<b>Is the site available?</b>		Yes						
<b>Explanation</b>	Full planning permission (ref H02-0745-11) is outstanding for the construction of 1 dwelling.								
<b>Achievability</b>	<b>Is the site achievable?</b>		Yes						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 6, and be completed before year 10)								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		1						
	<b>Delivered in yrs 11-15:</b>								
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		Yes						
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, assets but could have an impact on built or heritage assets, owing to being located in the Conservation Area.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located within Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site has planning permission for residential development. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.</p> <p>Consequently the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	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			

<b>Reference</b>	<b>Cro030</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the rear of 2-6 West Street, Crowland								
<b>Site area (Hectares)</b>	0.13	<b>Site capacity at 30 dph:</b>	4	<b>Site capacity at 25 dph:</b>	3	<b>Site capacity at 20 dph:</b>	3	<b>Site capacity from planning permissions:</b>	1
<b>Availability</b>	<b>Is the site available?</b>				<b>Yes</b>				
<b>Explanation</b>	Outline planning permission (ref H02-0928-13) is outstanding for the construction of 1 dwelling.								
<b>Achievability</b>	<b>Is the site achievable?</b>				<b>Yes</b>				
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that development will soon begin (assumed to begin in year 6, and be completed before year 10)								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>				<b>Delivered in yrs 6-10:</b>		1		
	<b>Delivered in yrs 11-15:</b>				<b>Delivered in yrs 16-20:</b>				
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>				<b>Yes</b>				
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Crowland's existing services and facilities and is located within Crowland's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for residential development.</p> <p>TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport.</p> <p>☐</p> <p>Consequently the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (06-10)</b>								
<b>Flood risk</b>	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				

<b>Reference</b>	<b>Cro031</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land off Clout Drove, Crowland			
<b>Site area (Hectares)</b>	8.41 <b>Site capacity at 30 dph:</b>	252 <b>Site capacity at 25 dph:</b>	210 <b>Site capacity at 20 dph:</b>	168 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 118 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on built or heritage assets but the site will have an adverse impact upon the sand and gravel minerals safeguarding zone. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site wraps around Normanton Road and will extend the settlement into the countryside to the north and infills between Normanton Road and an employment use to the east.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. Access from Clout Drove would require the carriageway to be widened and upgraded and the footway extended up to the site entrance. There appear to be opportunities to extend the roads on the development of the south but there appear to be ransom strips.</p> <p>☒ Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	



<b>Reference</b>	<b>Cro032</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land at Barbers Drove & Carrington Drove, Crowland			
<b>Site area (Hectares)</b>	5.8 <b>Site capacity at 30 dph:</b>	174 <b>Site capacity at 25 dph:</b>	145 <b>Site capacity at 20 dph:</b>	116 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are are working together.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		66	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - Although the site is relatively close to Crowland's centre, it is separated from it by James Road which means that it is not as accessible to the majority of the town's services and facilities as sites on the northern side of James Road. It is also located away from Crowland's existing built-up area (defined settlement limit);<sup>2</sup></p> <p><b>SITE CHARACTERISTICS</b> - The site is very poorly related to the existing town, and its development would create an isolated and incongruous group of dwellings in the open countryside. The site also may not offer a satisfactory residential environment as the neighbouring A16 may impact on the amenities that would be enjoyed by new dwellings on the site.</p> <p><b>TRANSPORT</b> - Services and facilities are poorly accessible by foot, bicycle and public transport.<sup>2</sup></p> <p>Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro033</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land off Barbers Drove, Crowland			
<b>Site area (Hectares)</b>	2.11 <b>Site capacity at 30 dph:</b>	63 <b>Site capacity at 25 dph:</b>	53 <b>Site capacity at 20 dph:</b>	42 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 18 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - Although the site is relatively close to Crowland's centre, it is separated from it by James Road which means that it is not as accessible to the majority of the town's services and facilities as sites on the northern side of James Road. It is also located away from Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is very poorly related to the existing town, and its development would create an isolated and incongruous group of dwellings in the open countryside. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are poorly accessible by foot, bicycle and public transport.</p> <p>☐ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro034</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land off Barbers Drove, Crowland			
<b>Site area (Hectares)</b>	0.45 <b>Site capacity at 30 dph:</b>	14 <b>Site capacity at 25 dph:</b>	11 <b>Site capacity at 20 dph:</b>	9 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		9	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - Although the site is relatively close to Crowland's centre, it is separated from it by James Road which means that it is not as accessible to the majority of the town's services and facilities as sites on the northern side of James Road. It is also located away from Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is very poorly related to the existing town, and its development would create an isolated and incongruous group of dwellings in the open countryside. <b>TRANSPORT</b> - Services and facilities are poorly accessible by foot, bicycle and public transport.</p> <p>☒ Consequently the site is considered unsuitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro036</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land at 18 Low Road, Crowland			
<b>Site area (Hectares)</b>	1.48 <b>Site capacity at 30 dph:</b>	44 <b>Site capacity at 25 dph:</b>	37 <b>Site capacity at 20 dph:</b>	30 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate, including highway improvements. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 9, and be completed by year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 16 <b>Delivered in yrs 11-15:</b> 14 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is on the edge of the built up area of Crowland on Low Road, upto the junction with Plank Drove. There is some depth development adjacent the site and this site would therefore be in character with that development. Plank Drove provides a good boundary against further development to the west. SHDC Environmental Health identify that the site is near a site on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are poorly accessible by foot, bicycle and public transport. Access to the land would require significant widening and upgrading of Low Road and the provision of a footway and formal drainage.</p> <p>☐ Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro038</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Crowland Garden Centre, Postland Road, Crowland								
<b>Site area (Hectares)</b>	3.92	<b>Site capacity at 30 dph:</b>	118	<b>Site capacity at 25 dph:</b>	98	<b>Site capacity at 20 dph:</b>	78	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		28						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on built or heritage assets but the site will have an adverse impact upon the sand and gravel minerals safeguarding zone. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is on the edge of the built up area of Crowland. It has a drive off Postland Road has a large building and carparking upon it. The eastern boundary has some tree screening which will help prevent the site protruding into open countryside. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. Access via the existing. Access via the existing garden centre and caravan site would be geometrically feasible although the culvert carrying the road over the water course would need to be investigated to see if it is suitable for adoption, otherwise a new culvert would be required. The existing separate footbridge would not be acceptable for adoption. The site might be extended into Cro031, but not as sole means of access.</p> <p>☐ Consequently the site is considered suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	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				

<b>Reference</b>	<b>Cro041</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Postland Road, Crowland			
<b>Site area (Hectares)</b>	4.19 <b>Site capacity at 30 dph:</b>	126 <b>Site capacity at 25 dph:</b>	105 <b>Site capacity at 20 dph:</b>	84 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 34 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on built or heritage assets but the site will have an adverse impact upon the sand and gravel minerals safeguarding zone. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is on the edge of the built up area of Crowland. It has a drive off Postland Road has a large building and carparking upon it. The northern boundary has some tree screening which will help prevent the site protruding into open countryside.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. Access via the existing garden centre and caravan site would be geometrically feasible although the culvert carrying the road over the water course would need to be investigated to see if it is suitable for adoption, otherwise a new culvert would be required. The existing separate footbridge would not be acceptable for adoption. The site might be extended into Cro031, but not as sole means of access.</p> <p>☐ Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro043</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Crease Drove, Crowland			
<b>Site area (Hectares)</b>	1.54 <b>Site capacity at 30 dph:</b>	46 <b>Site capacity at 25 dph:</b>	38 <b>Site capacity at 20 dph:</b>	31 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are moderate owing to demolition and school improvement costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 16 <b>Delivered in yrs 11-15:</b> 15 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located adjacent Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - the site is close to land allocated for employment in the current local plan and has a number of business nearby. TSHDC's Environmental Health have identified no adverse impacts relating to the site being identified for residential use.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.</p> <p>☐ Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 <input checked="" type="checkbox"/> Zone 2 Zone 3a Zone 3b	No hazard Low hazard <input checked="" type="checkbox"/> Danger for some <input checked="" type="checkbox"/> Danger for most Danger for all	No Depth 0m to 0.25m <input checked="" type="checkbox"/> 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Cro044</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the rear of 11 Barbers Drove North Crowland			
<b>Site area (Hectares)</b>	1.47 <b>Site capacity at 30 dph:</b>	44 <b>Site capacity at 25 dph:</b>	37 <b>Site capacity at 20 dph:</b>	29 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 5 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is within Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site is between two sites. One fronts Peterborough Road and the other fronts St James Road. Either could provide access to the site. Dwellings at varying densities surround the site.</p> <p>SHDC Environmental Health identify that part of the site is on a list of potentially contaminated sites requiring further investigation.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport.</p> <p>☐ Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	



<b>Reference</b>	<b>Cro045</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land West of Clout Drove Crowland			
<b>Site area (Hectares)</b>	5.12 <b>Site capacity at 30 dph:</b>	154 <b>Site capacity at 25 dph:</b>	128 <b>Site capacity at 20 dph:</b>	102 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple ownership, but all owners acting together.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation and school improvement costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 25 <b>Delivered in yrs 11-15:</b> 77 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - It will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p><b>INFRASTRUCTURE</b> - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p><b>LOCATION</b> - It is accessible to Crowland's existing services and facilities and is located near to Crowland's existing built-up area (defined settlement limit);</p> <p><b>SITE CHARACTERISTICS</b> - The site will extend the settlement into the countryside to the north from Foreman Way and beyond the school. The Crowland Washes are to the west behind an embankment. ☒</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. A suitable access could be achieved from Foreman Way and Clout Drove, but this would require the extension of the footway upto and across the site frontage and require the crossing of a substantial watercourse. A through route from Foreman Way and Clout Drove would benefit circulation, permeability and refuse collection but can increase non residential traffic movements.☒</p> <p>☒</p> <p>Consequently the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro046</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	South View Community Primary School, Broadway, Crowland			
<b>Site area (Hectares)</b>	0.68	<b>Site capacity at 30 dph:</b>	20	<b>Site capacity at 25 dph:</b>
			17	<b>Site capacity at 20 dph:</b>
				14 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, including school improvements costs. If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 9 <b>Delivered in yrs 11-15:</b> 5 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural, built or heritage assets, and its redevelopment would not harm the character of the area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of existing infrastructure (although the site was last in use as a primary school, this use has been relocated).</p> <p><b>LOCATION</b> - it is accessible to Crowland's existing services and facilities, and is located within Crowland's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, and is previously developed.</p> <p><b>TRANSPORT</b> - services and facilities are accessible by foot, bicycle and public transport, and the Highway Authority has commented that this site is large enough to accommodate the proposed 14 dwellings with a variety of access options available either directly as individual dwellings or as adoptable or private roads off any of the three roads onto which the site has frontages. Reform Street is a one-way street and it appears that existing residents habitually park on the east side of this road. Sufficient off-street parking for residents and visitors would therefore be required on the subject site.</p> <p>☐ Despite the issues with infrastructure, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 <input checked="" type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b <input type="checkbox"/>	No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input checked="" type="checkbox"/> Danger for all <input type="checkbox"/>	No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m <input type="checkbox"/>	

<b>Reference</b>	<b>Cro047</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Playing field, east of Chapel Street, Crowland			
<b>Site area (Hectares)</b>	0.58 <b>Site capacity at 30 dph:</b>	17 <b>Site capacity at 25 dph:</b>	14 <b>Site capacity at 20 dph:</b>	12 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Poor achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high, given that the site does not abut a public highway. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		12	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input type="checkbox"/> No		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural, built or heritage assets, and its development would not harm the character of the area.</p> <p><b>INFRASTRUCTURE</b> - the site's redevelopment would lead to the loss of existing infrastructure (it was last in use as a playing field, and continues to be allocated as such).</p> <p><b>LOCATION</b> - it is accessible to Crowland's existing services and facilities, and is located within Crowland's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land. However, the site is not previously developed.</p> <p><b>TRANSPORT</b> - although services and facilities are accessible by foot, bicycle and public transport, the site does not abut the public highway.</p> <p><input checked="" type="checkbox"/> Unsuitable, due to infrastructure and transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	<input checked="" type="checkbox"/> Zone 1 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone 3b	<input type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input checked="" type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m	

<b>Reference</b>	<b>Cro048</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the east of Crease Drove, Crowland			
<b>Site area (Hectares)</b>	3.55 <b>Site capacity at 30 dph:</b>	106 <b>Site capacity at 25 dph:</b>	89 <b>Site capacity at 20 dph:</b>	71 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high for reasons such as flood risk mitigation. 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 21 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - would not have adverse impacts on natural or heritage assets, &amp; would not have adverse impacts upon the character and appearance of the area - it has a broadly acceptable relationship to the existing settlement (although the allocation of further land to its north would also be necessary).</p> <p><b>INFRASTRUCTURE</b> - will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - accessible to Crowland's existing services &amp; facilities and located adjacent to the existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - although the site has no intrinsic amenity value, it is best and most versatile agricultural land, is not previously developed, and is close to potential 'bad neighbour' uses - land allocated and used for employment. The site is close to land used by Crowland Cranes to store and test cranes, which the planning permission recognises as a general Industrial use. The cranes are also tall and very visible. Together these issues are likely to cause the site to have an unsatisfactory residential environment.</p> <p><b>TRANSPORT</b> - Services and facilities are accessible by foot, bicycle and public transport. However, residential development would encourage further use of the sub standard Crease Drove from Harvester Way. The site would be unlikely to fund major improvements to the carriageway to Harvester Way. An alternative may be to close the road so cars have to go north, and industrial traffic have to use Harvester Way.</p> <p>Unsuitable, due to poor site characteristics, &amp; transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Cro049</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the west of Crease Drove, Crowland			
<b>Site area (Hectares)</b>	3.35 <b>Site capacity at 30 dph:</b>	100 <b>Site capacity at 25 dph:</b>	84 <b>Site capacity at 20 dph:</b>	67 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 17 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input type="checkbox"/> No		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.☐</p> <p>ENVIRONMENTAL IMPACTS - would not have adverse impacts on natural or heritage assets, &amp; would not have adverse impacts upon the character and appearance of the area - it has an acceptable relationship to the existing settlement.</p> <p>INFRASTRUCTURE - will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - accessible to Crowland's existing services &amp; facilities and located adjacent to the existing built-up area.☐</p> <p>SITE CHARACTERISTICS - although the site has no intrinsic amenity value, it is best and most versatile agricultural land, is not previously developed, and is close to potential 'bad neighbour' uses - land allocated and used for employment. The site is close to land used by Crowland Cranes to store and test cranes, which the planning permission recognises as a general Industrial use. The cranes are also tall and very visible. Together these issues are likely to cause the site to have an unsatisfactory residential environment.</p> <p>TRANSPORT - Services and facilities are accessible by foot, bicycle and public transport. However, residential development would encourage further use of the sub standard Crease Drove from Harvester Way. The site would be unlikely to fund major improvements to the carriageway to Harvester Way. An alternative may be to close the road so cars have to go north, and industrial traffic have to use Harvester Way.</p> <p>Unsuitable, due to poor site characteristics, &amp; transport issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <input checked="" type="checkbox"/> Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <input checked="" type="checkbox"/> 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Cro050</b>	<b>Settlement:</b>	Crowland	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the east of Normanton Road and Jubilee Way, Crowland			
<b>Site area (Hectares)</b>	3.48 <b>Site capacity at 30 dph:</b>	104 <b>Site capacity at 25 dph:</b>	87 <b>Site capacity at 20 dph:</b>	70 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and to be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 20 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 524 dwellings which the emerging Local Plan seeks to be developed in Crowland.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, and its development would not harm the character of the area - the site is largely hidden from view from public vantage points.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Crowland's existing services and facilities, and is located adjacent to Crowland's existing built-up area (defined settlement limit).</p> <p><b>SITE CHARACTERISTICS</b> - although the site has no intrinsic amenity value &amp; there are no nearby 'bad neighbour' uses, it is best and most versatile agricultural land, &amp; is not previously developed.</p> <p><b>TRANSPORT</b> - services and facilities are accessible on foot, &amp; by bicycle and public transport. The Highway Authority has commented that it would prefer the site be accessed from both Normanton Road and Jubilee Way if the landowner controls the potential 'ransom strips' at the ends of these two culs-de-sac. [The landowner confirms that they retain access rights to Normanton Road and Jubilee Way.] However, even if only Normanton Road is available, the Highway Authority considers that it should be suitable to serve an additional 70 dwellings.</p> <p>Despite the issues with site characteristics, the site is considered suitable</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	