

	Cro002	Settlement:	Crowland	Phase two SHLAA sites
Address	Land between 34-32 Pete	rborough Road, Crov	vland	
Site area (Hectares)	1.86 Site capacity at 30 dph:	56 Site capacity at 25 dph:	46 Site capacity at 20 dph:	37 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plant	ning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation	high for reasons such as f reasonable prospect that	lood risk mitigation a it would be develope	nd school improvements. d although commenceme	ture costs are likely to be relatively if it is allocated, there is a ent may be delayed by the need to r 9, and be completed by year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		16 21	
Suitability	Is the site suitable?	Yes		
	no major archaeological is INFRASTRUCTURE - It will infrastructure or commur LOCATION - It is accessible Crowland's existing built-ISITE CHARACTERISTICS - Taccessed from St James R site. SHDC Environmental further investigation. TRA	ssues, further information of lead to the loss of the lead to the loss of the	ation may be required deport existing infrastructure, so ing services and facilities at ement limit); St James Road and the butive. There is some filled late the site is on a list of pote and facilities are accessible ugh Road or Harrington D	such as open space, green
Classification	Develo	pable (11-15)		
z Z	cone 1 cone 2 cone 3a cone3b	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Cro004	Settlement:	Crowland	Phase two SHLAA sites
Address	Land adjacent to Crowl	and Caravans, off Postla	nd Road, Crowland	
Site area (Hectares)	1.7 Site capacity at 30 dph:	51 Site capacity at 25 dph:	42 Site capacity at 20 dph:	34 Site capacity from planning permissions:
Availability	Is the site available	No No		F
Explanation	The owners of the land	are not identified and th	neir intentions for the lan	d are unknown.
Achievability	Is the site achievab	Yes Yes		
Explanation	high for reasons such a	s flood risk mitigation. If		reasonable prospect that it would r 15).
Assumed delivery rate	Delivered in yrs 1-5:		_	
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 10	
	Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes Yes		
	INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS Normanton Road and is	will not lead to the loss of nunity facilities. lible to Crowland's existir defined settlement limit) - The site lies within Cro s a suitable extension to and facilities are accessib	ng services and facilities a ; 031and adjacent Cro007.	nd is located near to Crowland's The whole area wraps around
Classification	Unde	evelopable		
Flood risk Zone 1		No hazard Low hazard		No Depth 0m to 0.25m
Zone 3		Danger for s		0.25m to 0.50m
Zone3	b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m
<u> </u>				

Reference	Cro005	Settlement:	Crowland	Phase two SHLAA sites
Address	Allotments, off Thorney	Road, Crowland		
Site area (Hectares)	1.64 Site capacity at 30 dph:	49 Site capacity at 25 dph:	41 Site capacity at 20 dph:	33 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	-	anning permission or allo at the site will not be ava		n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		sonable prospect that it		osts are likely to be low. If it is med to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 9	
Suitability	Is the site suitable?	No		
	impacts on built and he as being a Scheduled Ar INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is accessi Crowland's existing buil SITE CHARACTERISTICS large area of open spacthe space currently protransport - Services and the space currently protransport - Services - Servic	ritage assets as the site value of the site value of the loss of existing the loss of existing the control of the loss of existing the control of the loss of existing the loss of the los	would close up the view of sting infrastructure, such a is currently allotments. g services and facilities and ment limit); of a substantial multi-purp	d is located adjacent to pose open space and, although a considerable visual benefits that
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro006	,	Settlement:	C	rowland		Phase two SHLAA sites
Address	Land to the west of Cre	ease Drov	ve, Crowland				
Site area (Hectares)	0.88 Site capacity at 30 dph:	26	Site capacity at 25 dph:	22	Site capacity at 20 dph:		Site capacity from planning permissions:
Availability	Is the site available	9 ?	Yes				permissions.
Explanation	Although there is no pl	anning p	ermission or all	ocation, t	here are no kno	wn legal (or ownership problems.
Achievability	Is the site achieval	ble?	Yes				
Explanation	Good achievability. Val allocated, there is a rea completed before year	asonable					likely to be low. If it is begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			12 6			
Suitability	Is the site suitable	?	No				
Explanation	ENVIRONMENTAL IMPA INFRASTRUCTURE - It v infrastructure or comm LOCATION - It is access existing built-up area (of SITE CHARACTERISTICS development would creat However, the site is clo business nearby. The si permission recognises site is unlikely to offer a TRANSPORT - Services residential development way. The site would be	ACTS - It vill not le nunity factible to Codefined son considerate a grose to lante abuts as a general satisfaction facilint would unlikely close the	will not have acted to the loss of cilities. rowland's existivettlement limitiveted in isolation oup of dwelling and allocated for land used by Correland used by Correland used to ctory residential ities are accessivencourage furt to fund major in road so cars ha	dverse im if existing ing service); in, the site is which a employm rowland C ise. The cr I environr ble by foo her use o improvem is to go r	pacts on natural, infrastructure, ses and facilities are relates poorly to re unconnected tent in the current ranes to store an anes are also talment. but, bicycle and put of the sub standaments to the carrivents to the carrivents to the carrivents of the sub standaments to the carrivents.	, built or land is local of the exist to the result local pland test or land very ublic transfer Crease	sting town, and its st of the settlement. In and has a number of ranes, which the planning y visible and as such the sport. In addition
Classification	Unde	evelop	able				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a		No hazard Low hazard Danger for Danger for Danger for	nost		0m 0.25 0.5 0	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m

Reference	Cro007	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the north of Nor	manton Road, Crowland	i	
Site area (Hectares)	3.99 Site capacity at 30 dph:	120 Site capacity at 25 dph:	100 Site capacity at 20 dph:	80 Site capacity from planning permissions:
Availability	Is the site available	No		permissions.
Explanation	The owners of the land a	are not identified and the	eir intentions for the land ar	e unknown.
Achievability	Is the site achievable	Yes		
Explanation	high for reasons such as	flood risk mitigation. If i		costs are likely to be relatively conable prospect that it would b).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 30	
Suitability	Is the site suitable?	Yes		
	have an adverse impact INFRASTRUCTURE - It wi infrastructure or commu LOCATION - It is accessible existing built-up area (de SITE CHARACTERISTICS - a suitable extension to the INFRASTRUCTURE -	upon the sand and grave Il not lead to the loss of inity facilities. Ile to Crowland's existing fined settlement limit); The site lies within Croom the settlement. Ind facilities are accessible	el minerals safeguarding zor existing infrastructure, such g services and facilities and	as open space, green is located near to Crowland's round Normanton Road and is
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro008	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the east of Crea	ase Drove, Crowland		
Site area (Hectares)	1.66 Site capacity at 30 dph:	50 Site capacity at 25 dph:	Site capacity at 20 dph:	33 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions
Explanation	Although there is no pla	anning permission or allo	cation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	high for reasons such a	s flood risk mitigation. If		ure costs are likely to be relatively easonable prospect that it would 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 9	
	Delivered in yrs 16-20		,	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable	No No		
	infrastructure or comm LOCATION - It is not acc Crowland's existing buil SITE CHARACTERISTICS and incongruous group TRANSPORT - Services a	unity facilities. cessible to Crowland's ex It-up area (defined settle - The site is unrelated to of dwellings in the open	ment limit); the town, and its develor	es and is not located adjacent to oment would create an isolated proximity to Cro010 and Cro017.
Classification	Unde	evelopable		
Flood risk Zone 1		No hazard Low hazard		No Depth
Zone 2 Zone 3		Danger for so	ome	0m to 0.25m 0.25m to 0.50m
Zone3l		Danger for m Danger for a	nost	0.50m to 1.0m 1.0m to 2.0m >2.0m
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Reference	Cro009		Settlement:	Crowland	u	Phase two SHLAA sites
Address	Land to the south of Lo	w Road,	, Crowland			
Site area (Hectares)	1.16 Site capacity at 30 dph:	35	Site capacity at 25 dph:	29 Site ca at 20 c		Site capacity from planning permissions:
Availability	Is the site available	e?	No			permissions.
Explanation	The owners of the land	l are not	identified and t	heir intentions fo	or the land are ur	ıknown.
Achievability	Is the site achieval	ble?	Yes			
Explanation		s flood r	isk mitigation. I	f it is allocated, t	here is a reasona	ts are likely to be relatively ble prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			23		
Suitability	Is the site suitable	?	No			
Explanation	ENVIRONMENTAL IMPA have an adverse impact advises that although it close enough to the Cro INFRASTRUCTURE - It v infrastructure or comm LOCATION - It is access built-up area (defined s SITE CHARACTERISTICS development which wo	ACTS - It t upon th t is a fror owland (vill not len unity fa- ible to C settleme - The sit ould (in r a. SHDC uuring fu and facil	will not have as the sand and grantage site along Conservation Aread to the loss collities. Frowland's existint limit); the relates poorly relation to the number investigat littles are accessions.	dverse impacts o vel minerals safe one of the main ea to impact on if existing infrast of existing infrast of to the town's exumber of dwelling Health identify the ion. ble by foot, bicycon	n built or heritage guarding zone. To roads into the to its wider setting. ructure, such as consisting built form, ags delivered) inconst part of the sit	and would create ribbon rease the visual impact of e is on a list of potentially
Classification	Unde	evelop	able			
Flood risk Zone Zone	e 2 e 3a		No hazard Low hazard Danger for Danger for Danger for	most	0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m

Reference	Cro010	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the west of Pe	terborough Road, Crowla	ind	
Site area (Hectares)	1.82 Site capacity at 30 dph:	55 Site capacity at 25 dph:	46 Site capacity at 20 dph:	36 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	The site has planning p	oermission for 49 dwelling	gs. (H02-0468-14)	
Achievability	Is the site achieva	ble? Yes		
Explanation	high for reasons such	as flood risk mitigation. Pl	lanning permission is out	cture costs are likely to be relatively istanding and there is a reasonable and be completed before year 10)
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		49	
Suitability	Is the site suitable	Yes Yes		
	infrastructure or community in LOCATION - It is accessored by the Crowland's existing but SITE CHARACTERISTICATION to the junction of the south.	nunity facilities. sible to Crowland's existir ilt-up area (defined settle S - The site lies between F former bypass and Peterb and facilities are accessib	ng services and facilities a ement limit); Harvester Way and the si porough Road. It extends	such as open space, green and is located adjacent to te referenced Cro017 and is close the existing built form further ublic transport. 2
Classification	Dev	elopable (06-10)		
Flood risk	Zone 1 Zone 2	No hazard Low hazard		No Depth Om to 0.25m

Reference	Cro011	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the north of Ba	rbers Drove North, Crov	vland	
Site area (Hectares)	1.54 Site capacity at 30 dph:	46 Site capacity at 25 dph:	38 Site capacity at 20 dph:	31 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	school improvements. commencement may b	If it is allocated, there is	a reasonable prospect the improve the water and	costs are likely to be low, including at it would be developed although foul sewerage network (assumed
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		16	
	Delivered in yrs 11-15:		15	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable			
	no major archaeologica INFRASTRUCTURE - It winfrastructure or comm LOCATION - It is access Crowland's existing bui SITE CHARACTERISTICS Barbers Drove. Alterna Peterborough Road. Th TRANSPORT - Services subject to a 50mph spethorney Road maybe lestonsequently the site in	al issues, further informa vill not lead to the loss of nunity facilities. ible to Crowland's existing It-up area (defined settle - The site is next to St Jactively there are two sites here appears to be a filled and facilities are accessified limit. Owing to the recess needed now. The foots s considered suitable.	tion may be required dep f existing infrastructure, s ng services and facilities a ement limit); imes Road, which might p is to the north of it, that w d dyke on part of the site ole by foot, bicycle and po	provide an access instead of rould provide an access to ablic transport. James Road is set island right turn lane for
Classification	Deve	lopable (11-15)		
Flood risk Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for s Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro012	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the east of Cre	ase Drove, Crowland		
Site area (Hectares)	1.69 Site capacity at 30 dph:	51 Site capacity at 25 dph:	42 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation		asonable prospect that it		costs are likely to be low. If it is sumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 10	
Suitability	Is the site suitable	? No		
	infrastructure or comm LOCATION - It is access existing built-up area (continuous sites of the area because it into site is close to land allowers. The site is close permission recognises issues are likely to caus TRANSPORT - Services residential development way. The site would be alternative may be to company.	nunity facilities. Sible to Crowland's existitle for the settlement limit is a the site relates well to be to the north (also subsensifies the residential upper to land used by Crowlass a general Industrial upper to land used by Crowlass a general Industrial upper the site to have an unuand facilities are accessint would encourage furter unlikely to fund major is settles.	ng services and facilities a); o the existing town becau mitted for redevelopmen se in an area of agricultur n the current local plan a and Cranes to store and to se. The cranes are also ta satisfactory residential er ble by foot, bicycle and p her use of the sub standa mprovements to the carr ve to go north, and indus	such as open space, green and is located near to Crowland's use it abuts residential to the east t). It would change the character of re and industrial uses. However, the nd has a number of businesses est cranes, which the planning Il and very visible. Together these nvironment. ublic transport. In addition and Crease Drove from Harvester riageway to Harvester Way; an trial traffic have to use Harvester
Classification	Unde	evelopable		
Zon	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for s Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro013	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the west of Ba	rbers Drove South, Crowlar	nd	
ite area (Hectares)	0.11 Site capacity at 30 dph:	3 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
vailability	Is the site availabl	e? Yes		permissions:
xplanation		02-0060-13 for one dwellin s been approved but not ye		d. Planning application H02-0059-
Achievability	Is the site achieva	ble? Yes		
xplanation	high for reasons such a	as flood risk mitigation. Plar	ning permission is outs	ure costs are likely to be relatively tanding and there is a reasonable and be completed before year 10)
Assumed delivery rat	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		1	
Buitability	Is the site suitable	Yes		
	infrastructure or comm LOCATION - It is access existing built-up area (SITE CHARACTERISTICS implemented.	sible to Crowland's existing defined settlement limit); S - The site has two planning and facilities are accessible	services and facilities and germissions for two de	nd is located near to Crowland's wellings. One has been
Classification	Deve	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m

Reference	Cro014	3	ettlement:	Crowland	Phase two SHLAA sites
Address	Land to the west of Ha	arvester W	ay, Crowland		
Site area (Hectares)	3.43 Site capacity at 30 dph:		Site capacity at 25 dph:	86 Site capacity at 20 dph:	69 Site capacity from planning
Availability	Is the site available	e?	Yes		permissions:
Explanation	Although there is no p	lanning pe	rmission or al	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	ble?	Yes		
Explanation	high for reasons such	as flood ris	k mitigation. I		cture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25			50 19	
Suitability	Is the site suitable	?	No		
	INFRASTRUCTURE - It infrastructure or comit LOCATION - It is access existing built-up area of SITE CHARACTERISTIC indicates that employment Land Revalled Although it is an allocate employment in SE Linusite was removed it shaccess the employment environment as the in would be enjoyed by its infrastructure.	will not lead munity facing is in the state of the state	ad to the loss of ilities. bowland's existivatement limit is is identified a only should be such the site as 21 has not been in adequate to placed elsewhithe west. Conses to its west ings on the site ites are access	of existing infrastructure, of existing infrastructure, on services and facilities); s a 'Major Employment Fe permitted. This emerging out of 30 and places it 1 in the properties of 10 and places it 1 in the properties of 10 and the related traffic mass. ble by foot, bicycle and properties of 10 and the related traffic mass.	and is located near to Crowland's Proposal' where current policy and Local Plan could change this. The Oth out of 14 sites in South Holland. cates that the land allocated for efore if the employment use for this arvester Way, which was built to ot offer a satisfactory residential ay impact on the amenities that bublic transport.
Classification	Und	evelopa	ıble		
Flood risk Zone Zone Zone	e 2 e 3a		No hazard Low hazard Danger for Danger for Danger for	some most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Cro015		Settlement:	Crowland		Phase two SHLAA sites
Address	Land to the north-east	of The Cl	hase, Crowland			
Site area (Hectares)	12.82 Site capacity at 30 dph:	385	Site capacity at 25 dph:	320 Site cap at 20 dp		from planning
Availability	Is the site available	e?	Yes			permissions:
Explanation	Although there is no pl The owner indicates th				_	or ownership problems.
Achievability	Is the site achieval	ble?	Yes			
Explanation		here is a	reasonable pros			sts are likely to be relatively (assumed to begin in year
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 206		
Suitability	Is the site suitable	?	No			
	which means that it is in northern side of James settlement limit); SITE CHARACTERISTICS create an isolated and	vill not le nunity fac he site is not as acc Road. It - The sit incongru al enviro ngs on th and facili	ad to the loss of cilities. relatively close cessible to the m is also located a e is very poorly rous group of dwnment as the ne e site. ties are poorly a	to Crowland's ce najority of the to way from Crowla related to the exi ellings in the ope ighbouring A16 n	ntre, it is separa wn's services an nd's existing bu sting town, and on countryside. Thay impact on the	open space, green ated from it by James Road d facilities as sites on the ilt-up area (defined its development would The site also may not offer the amenities that would be
Classification	Unde	evelop	able			
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for so Danger for m Danger for a	nost	0n 0.: 0.:	o Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m 0m

Reference	Cro016	Settlement:	Crowland	Phase two SHLAA sites
ddress	Land to the west of Clo	oot Drove, Crowland		
ite area (Hectares)	1.56 Site capacity at 30 dph:	47 Site capacity at 25 dph:	39 Site capacity at 20 dph:	31 Site capacity from planning
vailability	Is the site available	Yes		permissions:
planation	Although there is no pl	anning permission or allocat	tion, there are no kno	own legal or ownership problems.
chievability	Is the site achieva	bie? Yes		
kplanation	high for reasons such a		is allocated, there is a	cture costs are likely to be relatively a reasonable prospect that it would ar 15).
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		24 7	
uitability	Is the site suitable	? No		
	facilities and is located SITE CHARACTERISTICS conjunction with Cro0 countryside and would area. TRANSPORT - Services	near to Crowland's existing - The site is very poorly rela 19 would create an isolated	built-up area (define ated to the existing to and incongruous gro isual impact and pero	own, and its development, even in up of dwellings in the open ceived extent of the town's built-up
lassification	Und	evelopable		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for som Danger for mos	e	No Depth 0m to 0.25m 0.25m to 0.50m

Reference	Cro017	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the west of Ja	mes Road, Crowland		
Site area (Hectares)	1.76 Site capacity at 30 dph:	53 Site capacity at 25 dph:	44 Site capacity at 20 dph:	35 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	yes		
Explanation	high for reasons such reasonable prospect t	as flood risk mitigation and hat it would be developed	l school improvements.I although commenceme	ture costs are likely to be relatively f it is allocated, there is a nt may be delayed by the need to r 9, and be completed by year 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	i:)	16 19	
Suitability	Is the site suitable	Yes Yes		
	INFRASTRUCTURE - It infrastructure or comic LOCATION - It is access existing built-up aread crowland; SITE CHARACTERISTIC located against the buston of the second of the	sible to Crowland's existing (defined settlement limit) (sefined settlement) (sefined settlement) (sefined settlement) (sefined settlement) (sefined settlement) (sefined sefined settlement) (sefined sefined sefined sefined settlement) (sefined sefined sefine	existing infrastructure, so services and facilities be crooled is in between the he site relates poorly to njunction with Croole, wland. The ribbon of dengs and a bus depot.	-
Classification	Dev	elopable (11-15)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m		No Depth 0m to 0.25m 0.25m to 0.50m

deference	Cro018	Settlement:	Crowland	Phase two SHLAA sites
ddress	Land to the west of Ci	rease Drove, Crowland		
te area (Hectares)	2.22 Site capacity at 30 dph:	67 Site capacity at 25 dph:	Site capacity at 20 dph:	44 Site capacity from planning
vailability	Is the site availab	Yes		permissions:
planation		planning permission or allocation they are acting together.	, there are no known	legal or ownership problems.
chievability	Is the site achieva	Yes		
planation		alues are moderate, and opening easonable prospect that it would ar 15).		
ssumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25	5: 20 0		
uitability	Is the site suitable			
	existing built-up area SITE CHARACTERISTIC a number of business which the planning period visible. Together these TRANSPORT - Services residential developme way. The site would be alternative may be to Way.	ssible to Crowland's existing servi (defined settlement limit); (S - the site is close to land allocates nearby. The site is close to land ermission recognises as a general e issues are likely to cause the sit is and facilities are accessible by frent would encourage further use the unlikely to fund major improved close the road so cars have to go	ted for employment in d used by Crowland C Industrial use. The cra te to have an unsatisfa oot, bicycle and public of the sub standard C ements to the carriage	n the current local plan and has ranes to store and test cranes, anes are also tall and very actory residential environment. c transport. In addition rease Drove from Harvester way to Harvester Way; an
lassification	Und	levelopable	I	
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Cro019	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the west of Cloon	t Drove, Crowland		
Site area (Hectares)	0.74 Site capacity at 30 dph:	22 Site capacity at 25 dph:	18 Site capacity at 20 dph:	15 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	nning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation		flood risk mitigation. I	f it is allocated, there is a	ture costs are likely to be relatively reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 3	
Suitability	Is the site suitable?	No		
	infrastructure or commu LOCATION - It is accessib existing built-up area (de SITE CHARACTERISTICS - conjunction with Cro016	I not lead to the loss on the loss on the lead to the loss on the to Crowland's existing fined settlement limit. The site is very poorly would create an isolation on the lead on the lead of the lead	f existing infrastructure, so ing services and facilities and; related to the existing to sed and incongruous ground the visual impact and perconner	and is located near to Crowland's wn, and its development, even in up of dwellings in the open eived extent of the town's built-up
Classification	Undev	relopable		
z Z	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro020	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the east of Peter	oorough Road, Crowland	l	
Site area (Hectares)	0.27 Site capacity at 30 dph:	8 Site capacity at 25 dph:	7 Site capacity at 20 dph:	5 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	ning permission or alloc	ation, there are no knov	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		onable prospect that it w		costs are likely to be low. If it is umed to begin in year 7, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		5	
Suitability	Is the site suitable?	Yes		
	infrastructure or communicocation - It is accessible existing built-up area (described existing built-up area (described existe characteristics - also provide an access to site is on a list of potential	nity facilities. The to Crowland's existing fined settlement limit); The site is cleared and is land to the rear, Cro011 ally contaminated sites red facilities are accessible od.	services and facilities a within the built up area and Cro044. SHDC Env equiring further investig	uch as open space, green nd is located within Crowland's a of Peterborough Road. It could ironmental Health identify that the gation. ublic transport. Access from
Classification	Develo	ppable (06-10)		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro023	Settlement:	Crowland	Phase two SHLAA sites
Address	65 Peterborough Road	Crowland		
ite area (Hectares)	0.19 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 Site capacity from planning
vailability	Is the site available	Yes Yes		permissions:
xplanation	Outline planning permi	ssion (ref H02-1027-12) is	outstanding for the cons	struction of 3 dwellings
Achievability	Is the site achieval	Yes		
xplanation	Planning permission is		reasonable prospect tha	ure costs are likely to be low. t development will soon begin
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		3	
Buitability	Is the site suitable	Yes		
	infrastructure or comm LOCATION - It is access existing built-up area (or SITE CHARACTERISTICS	ible to Crowland's existing defined settlement limit); - The site has planning per and facilities are accessible	services and facilities an	d is located within Crowland's
Classification	Deve	lopable (06-10)		
	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for sor Danger for mo Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro024	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the rear of 60 No	rth Street, Crowland		
site area (Hectares)	0.35 Site capacity at 30 dph:	10 Site capacity at 25 dph:	9 Site capacity at 20 dph:	7 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Reserved Matters (ref HC no known legal or owner		ruction of 10 dwellings	has been commenced. There are
Achievability	Is the site achievable	Yes		
Explanation		itstanding and there is a	reasonable prospect tha	ure costs are likely to be low. It development will soon be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		10	
Suitability	Is the site suitable?	Yes		
	existing built-up area (de SITE CHARACTERISTICS -	nity facilities. le to Crowland's existing fined settlement limit); The site has planning per id facilities are accessible access to West Bank. Vis	services and facilities ar mission for residential c by foot, bicycle and pul	nd is located within Crowland's levelopment. blic transport. A substantial ramp
Classification	Develo	pable (06-10)		
Zor Zor	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro025	Settlement:	Crowland	Phase two SHLAA s	ites		
ddress	Land at Alderlands Close	, Crowland					
ite area (Hectares)	0.21 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 Site capacity from planning	8		
vailability	Is the site available?	Yes		permissions:			
kplanation	Full planning permission	(ref H02-0004-14) is outs	standing for the constru	iction of 8 dwellings.			
chievability	Is the site achievabl	e? Yes					
xplanation	Planning permission is or	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)					
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8				
uitability	Is the site suitable?	Yes					
	infrastructure or commu LOCATION - It is accessib existing built-up area (de SITE CHARACTERISTICS - Health identify that the s TRANSPORT - Services ar	nity facilities. Ile to Crowland's existing Ifined settlement limit); The site has planning per site is on a list of potentia nd facilities are accessible by the position of the bus	services and facilities a mission for residential lly contaminated sites r by foot, bicycle and pu	uch as open space, green nd is located within Crowlar development. SHDC Enviror requiring further investigation iblic transport. A suitable sit	ımenta on.		
Classification	Devel	opable (06-10)					
Z	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m			

Reference	Cro027	Settlement:	Crowland	Phase two SHLAA sites
Address	Land adjacent to 27A Ch	napel Street, Crowland		
Site area (Hectares)	0.1 Site capacity at 30 dph:	3 Site capacity at 25 dph:	2 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Outline planning permis	sion (ref H02-0496-13) is	outstanding for the cons	struction of 1 dwelling.
Achievability	Is the site achievab	le? Yes		
Explanation	Planning permission is o		reasonable prospect tha	ure costs are likely to be low. It development will soon begin
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		1	
Suitability	Is the site suitable?	Yes		
	INFRASTRUCTURE - It w infrastructure or commu LOCATION - It is accessil existing built-up area (d SITE CHARACTERISTICS TRANSPORT - Services a	ble to Crowland's existing efined settlement limit); The site has planning per nd facilities are accessible to further development frowith Broadway.	xisting infrastructure, su services and facilities ar mission for residential c by foot, bicycle and pul	nch as open space, green
Classification	Devel	opable (06-10)		
	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for son Danger for mo Danger for all		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro028	Settlement:	Crowland	Phase two SHLAA sites
Address	Former PO Sorting Of	fice, 6 Reform Street, Crow	land	
Site area (Hectares)	0.2 Site capacity at 30 dph:	6 Site capacity at 25 dph:	5 Site capacity at 20 dph:	4 Site capacity from planning permissions:
Availability	Is the site availab	le? Yes		permissions.
Explanation	Full planning permissi	ion (ref H02-0745-11) is ou	standing for the constru	ction of 1 dwelling.
Achievability	Is the site achieva	able? Yes		
Explanation	Planning permission i		reasonable prospect that	ure costs are likely to be low. at development will soon begin
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-20 Delivered in yrs 21-2:	5: 0	1	
Suitability	Is the site suitable	Yes		
Explanation	ENVIRONMENTAL IM on built or heritage as INFRASTRUCTURE - It infrastructure or com LOCATION - It is access existing built-up area SITE CHARACTERISTIC Health identify that the TRANSPORT - Services	PACTS - It will not have advessets, owing to being locate will not lead to the loss of munity facilities. ssible to Crowland's existing (defined settlement limit); CS - The site has planning persons.	erse impacts on natural, d in the Conservation Ar existing infrastructure, so services and facilities are rmission for residential cally contaminated sites re-	nd is located within Crowland's development. SHDC Environmental equiring further investigation.
Classification Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for all	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro030	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the rear of 2-6	West Street, Crowland		
Site area (Hectares)	0.13 Site capacity at 30 dph:	4 Site capacity at 25 dph:	3 Site capacity at 20 dph:	3 Site capacity 1 from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Outline planning permis	ssion (ref H02-0928-13) is	outstanding for the con	struction of 1 dwelling.
Achievability	Is the site achievab	Yes		
Explanation	Planning permission is o		reasonable prospect th	ture costs are likely to be low. at development will soon begin
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		1	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi existing built-up area (d SITE CHARACTERISTICS	ACTS - It will not have advivill not lead to the loss of ounity facilities. ble to Crowland's existing lefined settlement limit); - The site has planning peand facilities are accessible	erse impacts on natural, existing infrastructure, s services and facilities a rmission for residential	nd is located within Crowland's development.
Classification	Deve	lopable (06-10)		
Flood risk Zone Zone Zone	e 2 e 3a	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro031	Settlement:	Crowland	Phase two SHLAA sites
Address	Land off Cloot Drove,	Crowland		
Site area (Hectares)	8.41 Site capacity at 30 dph:	252 Site capacity at 25 dph:	210 Site capacity at 20 dph:	168 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no	olanning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieve	able? Yes		
Explanation	high for reasons such	-	it is allocated, there is a	ture costs are likely to be relatively reasonable prospect that it would ar 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2 Delivered in yrs 21-2	5: 0	50 118	
Suitability	Is the site suitabl	e? Yes		
	INFRASTRUCTURE - It infrastructure or com LOCATION - It is accessive existing built-up areas SITE CHARACTERISTIC countryside to the not TRANSPORT - Service Drove would require entrance. There appear appear to be ransom	munity facilities. ssible to Crowland's existir (defined settlement limit) CS - The site wraps around rth and infills between No s and facilities are accessib the carriageway to be wid ar to be opportunities to e	f existing infrastructure, and services and facilities and the services and facilities and the services and the services and and an explete by foot, bicycle and pened and upgraded and services and pened and upgraded and services are services and services and services and services and servic	and is located near to Crowland's such as open space, green and is located near to Crowland's such as the settlement into the apployment use to the east. Sublic transport. Access from Cloot the footway extended up to the site development of the south but there
Classification	Dev	relopable (11-15)		
	Zone 1	No hazard Low hazard		

	Cro032]	Settlement:		rowland		Phase two SHLAA sites
Address	Land at Barbers Drove	& Carring	gton Drove, Cro	wland			
Site area (Hectares)	5.8 Site capacity at 30 dph:	174	Site capacity at 25 dph:	145	Site capacity at 20 dph:	116	Site capacity from planning permissions:
Availability	Is the site available	e?	Yes				permissions:
Explanation	Although there is no pl Multiple owners, but the				here are no kno	wn legal	or ownership problems.
Achievability	Is the site achieval	ble?	Yes				
Explanation		is flood ri	isk mitigation. If	it is alloc	cated, there is a	reasonal	s are likely to be relatively ole prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 66			
Suitability	Is the site suitable	?	No				
Explanation	ENVIRONMENTAL IMP. INFRASTRUCTURE - It winfrastructure or comm LOCATION - Although t which means that it is n northern side of James settlement limit); SITE CHARACTERISTICS create an isolated and	ACTS - It will not le nunity faction in the site is not as action in the site is - The sit incongrual environgs on the and facili	will not have ad ad to the loss of cilities. It relatively close cessible to the risialso located at e is very poorly ous group of dwnment as the new e site.	verse im f existing to Crowl najority o way fron related to vellings in eighbouri	pacts on natural infrastructure, s and's centre, it is fine town's ser in Crowland's exion the existing too in the open counting A16 may imp	, built or such as o s separativices and sting builty, and iteryside. Tact on the	ted from it by James Road d facilities as sites on the lt-up area (defined its development would the site also may not offer he amenities that would be
Classification	Unde	evelop	able				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for r Danger for a	nost		0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 60m to 1.0m 0m to 2.0m

Reference	Cro033	Settlement:	Crowland	Phase two SHLAA sites
Address	Land off Barbers Drove, C	Crowland		
Site area (Hectares)	2.11 Site capacity at 30 dph:	63 Site capacity at 25 dph:	53 Site capacity at 20 dph:	42 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plan	ning permission or allo	cation, there are no know	n legal or ownership problems.
Achievability	Is the site achievable	Yes Yes		
Explanation	high for reasons such as f	flood risk mitigation. If i		re costs are likely to be relatively asonable prospect that it would 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 18	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - It will infrastructure or commun LOCATION - Although the which means that it is not northern side of James Rosettlement limit); SITE CHARACTERISTICS - create an isolated and incidentify that the site is on	I not lead to the loss of nity facilities. I site is relatively close to the moad. It is also located and the site is very poorly recongruous group of dwing a list of potentially could facilities are poorly a	ajority of the town's servious way from Crowland's existing town elated to the existing town	separated from it by James Road ces and facilities as sites on the ing built-up area (defined n, and its development would side. SHDC Environmental Health further investigation.
Classification	Undev	elopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	а	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro034	Settlement:	Crowland	Phase two SHLAA sites
Address	Land off Barbers Drove	, Crowland		
Site area (Hectares)	0.45 Site capacity at 30 dph:	14 Site capacity at 25 dph:	11 Site capacity at 20 dph:	9 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation	high for reasons such a	s flood risk mitigation. If		ture costs are likely to be relatively reasonable prospect that it would in 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9	
Suitability	Is the site suitable	? No		
	infrastructure or comm LOCATION - Although t which means that it is northern side of James settlement limit); SITE CHARACTERISTICS create an isolated and facilities are poorly acc	nunity facilities. The site is relatively close The site is relatively close The site is also located a The site is very poorly	to Crowland's centre, it in ajority of the town's ser way from Crowland's eximal to the existing to related to the existing to rellings in the open count	such as open space, green s separated from it by James Road vices and facilities as sites on the sting built-up area (defined wn, and its development would tryside. TRANSPORT - Services and
Classification	Unde	evelopable		
Floor risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro036		Settlement:	C	rowland	Phase two SHLAA sites
Address	Land at 18 Low Road, C	rowland				
Site area (Hectares)	1.48 Site capacity at 30 dph:	44	Site capacity at 25 dph:	37	Site capacity at 20 dph:	30 Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pla	anning po	ermission or all	ocation, t	there are no knov	vn legal or ownership problems.
Achievability	Is the site achieval	le?	Yes			
Explanation	moderate, including hig	shway in commer	nprovements. I ncement may b	f it is alloo e delayed	cated, there is a r I by the need to i	eure costs are also likely to be reasonable prospect that it would mprove the water and foul ir 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			16 14		
Suitability	Is the site suitable?	?	Yes			
	no major archaeologica INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS junction with Plank Dro therefore be in charact development to the we potentially contaminate TRANSPORT - Services a	Il issues, vill not le unity face ble to Cr lefined so - The site ve. There er with t sst. SHDC ed sites r and facili significa	further informa ad to the loss of illities. rowland's existi ettlement limit e is on the edge e is some depti hat developme Environmenta equiring furthe ties are poorly int widening an	ation may of existing ong service ong service of the book of develop ont. Plank I Health in r investig accessible	be required dep infrastructure, so es and facilities an uilt up area of Cro ment adjacent th Drove provides a dentify that the si ation. e by foot, bicycle	built or heritage assets. There are endant on development. uch as open space, green and is located near to Crowland's owland on Low Road, upto the site and this site would good boundary against further ite is near a site on a list of and public transport. Access to and the provision of a footway and
Classification	Deve	lopabl	e (11-15)			
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro038	•	Settlement:	C	rowland	PI	hase two SHLAA sites \Box
Address	Crowland Garden Cent	re, Postla	and Road, Crow	land			
Site area (Hectares)	3.92 Site capacity at 30 dph:	118	Site capacity at 25 dph:	98	Site capacity at 20 dph:	fı	rite capacity rom planning permissions:
Availability	Is the site available	9 ?	Yes			þ	ermissions.
Explanation	Although there is no pl	anning p	ermission or all	ocation, t	here are no knov	wn legal or	r ownership problems.
Achievability	Is the site achieval	ble?	Yes				
Explanation		s flood r	isk mitigation.	f it is allo	cated, there is a	reasonable	are likely to be relatively e prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 28			
Suitability	Is the site suitable	?	Yes				
Explanation	ENVIRONMENTAL IMPA have an adverse impact archaeological issues, for INFRASTRUCTURE - It was infrastructure or commended to the commendation of th	ACTS - It tupon the urther in will not lead to continue the standard continue the standard facility and facility existing and contamir and facility existing a road ownew culven. The side of the standard facility existing the standard facility exists and facility existing the standard facility exists and facility exists	will not have ache sand and grauformation may lead to the loss of cilities. Towland's existing ettlement limities is on the edge arparking upon guito open coulated sites requities are accessing arden centre are the water counter the water counte	dverse im vel miner be requir f existing ng service); e of the bu it. The ea ntryside. S iring furth ble by foc and carava urse wou quired. Th	pacts on built or als safeguarding red dependant or infrastructure, s es and facilities a uilt up area of Cristern boundary h SHDC Environmener investigation. ot, bicycle and puan site would be ld need to be invite existing separ	heritage a zone. Ther n developm such as ope and is locate cowland. It has some to ental Health ublic transp geometric vestigated in that footbri	re are no major ment. en space, green ed near to Crowland's has a drive off Postland ree screening which will h identify that the site is port. Access via the cally feasible although to see if it is suitable for idge would not be
Classification	Deve	lopab	le (11-15)				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0.25r 0.50r	o 0.25m m to 0.50m m to 1.0m I to 2.0m

	Cro041	•	Settlement:	Crowland		Phase two SHLAA sites
Address	Land to the north of Po	stland R	oad, Crowland			
Site area (Hectares)	4.19 Site capacity at 30 dph:	126	Site capacity at 25 dph:	105 Site capacit at 20 dph:	y 84	from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pl	anning p	ermission or all	ocation, there are no l	known lega	l or ownership problems.
Achievability	Is the site achieval	ole?	Yes			
Explanation		s flood ri	isk mitigation. I	f it is allocated, there	is a reasona	ts are likely to be relatively able prospect that it would
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 34		
Suitability	Is the site suitable	?	Yes			
	have an adverse impact archaeological issues, for INFRASTRUCTURE - It with infrastructure or community to the infrastructure of the infra	t upon the urther in will not le nunity factible to Conference of the site protruend faciliand cara urse wou equired. Into Cro	ne sand and grauformation may lead to the loss of cilities. rowland's existive ettlement limitive is on the edge arparking upon lities are accessivan site would lead need to be in the existing second, but not as	vel minerals safeguard be required dependant f existing infrastructural ing services and facilititity; of the built up area of it. The northern bound countryside. ble by foot, bicycle and the geometrically feasily investigated to see if it parate footbridge wou	ting zone. That on develore, such as of es and is loof frowland dary has sore discounting is suitable although is suitable although and not be a	opment. open space, green cated near to Crowland's . It has a drive off Postland me tree screening which
Classification	Deve	lopabl	le (11-15)			
Flood risk Zone Zone Zone Zone:	2 3a		No hazard Low hazard Danger for s Danger for a	nost	On 0.: 0.: 1.	o Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m 0m

Reference	Cro043	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the east of Crea	ase Drove, Crowland		
Site area (Hectares)	1.54 Site capacity at 30 dph:	46 Site capacity at 25 dph:	38 Site capacity at 20 dph:	31 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	demolition and school i developed although co	mprovement costs. If it mmencement may be de	is allocated, there is a rea	costs are moderate owing to asonable prospect that it would be prove the water and foul sewerage
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		16 15	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA INFRASTRUCTURE - It w infrastructure or comm LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS a number of business n the site being identified TRANSPORT - Services a Consequently the site is	ACTS - It will not have ad vill not lead to the loss of unity facilities. ble to Crowland's existir lefined settlement limit) - the site is close to land earby. TSHDC's Environal for residential use. and facilities are accessite considered suitable.	verse impacts on natural f existing infrastructure, s ng services and facilities a ; I allocated for employme	seeks to be developed in Crowland. , built or heritage assets. such as open space, green and is located adjacent Crowland's int in the current local plan and has ified no adverse impacts relating to ablic transport.
Classification	Deve	lopable (11-15)		
Flood risk Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro044	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the rear of 11 Bar	bers Drove North Cro	wland	
Site area (Hectares)	1.47 Site capacity at 30 dph:	44 Site capacity at 25 dph:	37 Site capacity at 20 dph:	29 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plant	ning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		nable prospect that i		costs are likely to be low. If it is sumed to begin in year 8, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 5	
Suitability	Is the site suitable?	Yes		
	no major archaeological is INFRASTRUCTURE - It will infrastructure or commun LOCATION - It is accessible built-up area (defined set SITE CHARACTERISTICS - T St James Road. Either cou	ssues, further informa not lead to the loss of lity facilities. e to Crowland's existi tlement limit); The site is between two ld provide access to to the identify that part of ation. d facilities are accessi	ation may be required de of existing infrastructure, ong services and facilities a of sites. One fronts Peter he site. Dwellings at vary of the site is on a list of po	I, built or heritage assets. There are pendant on development. such as open space, green and is within Crowland's existing borough Road and the other fronts ing densities surround the site. otentially contaminated sites ublic transport.
Classification	Develo	pable (11-15)		
Zo Zo	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for Danger for Danger for	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

dress	Lar	d West of Clo	ot Drove Cro	owland					
e area (Hectares)	5	Site capa at 30 dpl	-	Site capacity at 25 dph:	128 Site c at 20	capacity dph:		Site capacity from planning permissions:	
ailability	Is	the site ava	ilable?	Yes				permissions:	
planation		_		g permission or allowners acting toge		are no know	n legal c	or ownership pro	oblems.
hievability	Is	the site ach	ievable?	Yes					
planation	hig rea	h for reasons s sonable prosp prove the wate	such as flood ect that it w	es are moderate, b d risk mitigation ar rould be develope ewerage network	nd school impro d although com	ovement cos imencement	ts. If it is t may be	s allocated, then e delayed by the	e is a need to
sumed delivery ra	Del Del	ivered in yrs 1 ivered in yrs 6 ivered in yrs 1 ivered in yrs 1	5-10: 11-15:		25 77				
itability		ivered in yrs 2 the site suit		Yes					
planation	EN' no INF	/IRONMENTAI major archaec RASTRUCTURE	L IMPACTS - plogical issue E - It will not	24 dwellings which It will not have ac es, further informat t lead to the loss o	lverse impacts of Ition may be re	on natural, b quired depe	ouilt or l ndant o	heritage assets. on development	There are
planation	EN' no INF infi LO(exi: SIT For TR/ cou foo rou car	VIRONMENTAI major archaec RASTRUCTURE rastructure or o CATION - It is a sting built-up a E CHARACTERI eman Way and ANSPORT - Ser ild be achieved tway upto and te from Foren increase non	L IMPACTS - clogical issue E - It will not ccessible to crea (defined STICS - The d beyond the vices and far d from Forer d across the nan Way and residential t	It will not have aces, further informations of the loss of the los	lverse impacts of ation may be re- f existing infras ing services and it; e settlement in- vland Washes a ble by foot, bicy of Drove, but the require the cross all benefit circu	on natural, be quired dependent tructure, such that count are to the weapele and publis would require of a such trucket.	ouilt or hound on the normal och as open dis loca cryside the standard the standard the standard the bestantia	heritage assets. on development, on development, on space, green ated near to Crosto the north from an embankm sport. A suitable e extension of that watercourse.	There are wland's n ent. 2 access ne A through

Reference	Cro046	Settlement:	Crowland	Phase two SHLAA sites
Address	South View Community	Primary School, Broadw	ay, Crowland	
Site area (Hectares)	0.68 Site capacity at 30 dph:	20 Site capacity at 25 dph:	17 Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plan	nning permission or allo	cation, there are no known	legal or ownership problems.
Achievability	Is the site achievabl	e? Yes		
Explanation	school improvements co	sts. If it is allocated, the it may be delayed by th	ere is a reasonable prospect e need to improve the wate	sts are likely to be low, including t that it would be developed er and foul sewerage network
Assumed delivery rate	Delivered in yrs 1-5:		_	
	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		9 5	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPAGE redevelopment would not INFRASTRUCTURE - it with a primary school, this use LOCATION - it is accessible existing built-up area (described by a single built-up area (described built-up area (ot harm the character of harm the character of land lead to the loss of the has been relocated). It is considered to the loss of the has been relocated. It is considered the settlement limit. It is site has no intrinsice and is previously develoted facilities are accessibled that this site is large of available either direction which the site has first bit is large of the site has first bit in the site has first bit is large of the site has first bit in the site has first bit bit in the site has first bit in the site has been been bit in the site has been been bit	verse impacts on natural, but fithe area. existing infrastructure (alther grands amenity value, there are not ped. le by foot, bicycle and publications to accommodate they as individual dwellings or a contages. Reform Street is a st side of this road. Sufficient subject site.	eks to be developed in Crowland. uilt or heritage assets, and its rough the site was last in use as I is located within Crowland's ro nearby 'bad neighbour' uses, it c transport, and the Highway e proposed 14 dwellings with a as adoptable or private roads off one-way street and it appears at off-street parking for residents
Classification	Devel	opable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Cro047	_	Settlement:	Crowland	Phase two SHLAA sites
Address	Playing field, east of Ch	napel Stre	eet, Crowland		
Site area (Hectares)	0.58 Site capacity at 30 dph:	17	Site capacity at 25 dph:	14 Site capacity at 20 dph:	12 Site capacity from planning permissions:
Availability	Is the site available	e?	Yes		permissions:
Explanation	Although there is no pl	anning p	ermission or all	ocation, there are no kn	own legal or ownership problems.
Achievability	Is the site achieval	ble?	Yes		
Explanation	given that the site does	s not abu	ıt a public highv	vay. Nonetheless, if it is	e costs are likely to be relatively high, allocated, there is a reasonable pe completed before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			12	
Suitability	Is the site suitable	?	No		
	development would no INFRASTRUCTURE - the use as a playing field, a LOCATION - it is access existing built-up area (or SITE CHARACTERISTICS it is not agricultural lan	ot harm to site site site site site site site site	he character of development we nues to be allow rowland's existivettlement limite has little intrirver, the site is reand facilities and ye.	the area. yould lead to the loss of ated as such). ng services and facilities. his camenity value, there are previously developed accessible by foot, bid	existing infrastructure (it was last in and is located within Crowland's e are no nearby 'bad neighbour' uses, d. exycle and public transport, the site
Classification	Unde	evelop	able		
Flood risk Zone Zone Zone	2 2 3a		No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Cro048	Settlement:	Crowland	Phase two SHLAA sites				
Address	Land to the east of Cre	ease Drove, Crowland						
Site area (Hectares)	3.55 Site capacity at 30 dph:	106 Site capacity at 25 dph:	89 Site capacity at 20 dph:	71 Site capacity from planning				
Availability	Is the site availabl	Yes		permissions:				
Explanation	Although there is no p	lanning permission or allo	ation, there are no know	n legal or ownership problems.				
Achievability	Is the site achieva	ble? Yes						
Explanation	high for reasons such a	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).						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		50 21					
Suitability	Is the site suitable	No No						
	have adverse impacts relationship to the eximecessary). INFRASTRUCTURE - with LOCATION - accessible up area. SITE CHARACTERISTICS agricultural land, is no and used for employmenthe planning permissic Together these issues TRANSPORT - Services residential developme Way. The site would be alternative may be to Way.	upon the character and apsting settlement (although sting settlement (although et of Crowland's existing set of Crowland's existi	pearance of the area - it he the allocation of further lor place undue burdens of vices & facilities and located intrinsic amenity value, it dis close to potential 'bade' dused by Crowland Cranndustrial use. The cranes to have an unsatisfactory e by foot, bicycle and public use of the sub standard provements to the carriate to go north, and industrial to go north, and industrial to the carriate to go north, and industrial the carriate to go north, and industrial the carriate to the carriate to go north, and industrial the carriate to go north, and industrial to the carriate to the carriate to go north, and industrial to the carriate to go north, and industrial to the carriate t	and to its north would also be n, existing infrastructure. red adjacent to the existing built- t is best and most versatile d neighbour' uses - land allocated es to store and test cranes, which are also tall and very visible. residential environment.				
Classification	Und	evelopable						
I lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

	Cro049	Settlement:	Crowland	Phase two SHLAA sites
Address	Land to the west of Cre	ease Drove, Crowland		
Site area (Hectares)	3.35 Site capacity at 30 dph:	100 Site capacity at 25 dph:	84 Site capacity at 20 dph:	67 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	ble? Yes		
Explanation		asonable prospect that it		costs are likely to be low. If it is sumed to begin in year 9, and be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 17	
Suitability	Is the site suitable	? No		
	have adverse impacts of the existing settlement INFRASTRUCTURE - will LOCATION - accessible up area. Solite The existing agricultural later and used for cranes, which the plan very visible. Together the environment. TRANSPORT - Services residential development way. The site would be alternative may be to compare the environment way.	upon the character and a :. I not lead to the loss of, to Crowland's existing so ERISTICS - although the so nd, is not previously devemployment. The site is ning permission recognishese issues are likely to and facilities are accessing would encourage furtles to unlikely to fund major is	nor place undue burdens ervices & facilities and locite has no intrinsic amen eloped, and is close to poclose to land used by Croses as a general Industrial cause the site to have an oble by foot, bicycle and pher use of the sub standa improvements to the carrive to go north, and industrial cause to go north, and industrial cause the site sub standa improvements to the carrive to go north, and industrial cause to go north, and industrial cause the sub standa improvements to the carrive to go north, and industrial cause the sub standa industrial cause the sub standa improvements to the carrive to go north, and industrial cause the sub standa industrial cause the	on, existing infrastructure. cated adjacent to the existing builtity value, it is best and most otential 'bad neighbour' uses - land owland Cranes to store and test use. The cranes are also tall and unsatisfactory residential ublic transport. However, rd Crease Drove from Harvester riageway to Harvester Way. An trial traffic have to use Harvester
Classification	Unde	evelopable		
Flood risk	Zone 1 Zone 2	No hazard Low hazard Danger for s		No Depth Om to 0.25m

Reference	Cro050		Settlement:	Crowland	Phase two SHLAA sites		
Address	Land to the east of Nor	manton	Road and Jubile	e Way, Crowland			
Site area (Hectares)	3.48 Site capacity at 30 dph:	104	Site capacity at 25 dph:	87 Site capacity at 20 dph:	70 Site capacity from planning		
Availability	Is the site available	?	Yes		permissions:		
Explanation	Although there is no pla	anning po	ermission or all	ocation, there are no kno	wn legal or ownership problems.		
Achievability	Is the site achievab	le?	Yes				
Explanation	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).						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			50 20			
Suitability	Is the site suitable?		Yes				
	development would no vantage points. INFRASTRUCTURE - it v LOCATION - it is accessi Crowland's existing buil SITE CHARACTERISTICS neighbour' uses, it is be TRANSPORT - services a Authority has comment Way if the landowner c landowner confirms tha only Normanton Road i additional 70 dwellings	t harm the vill not less ble to Creat-up are althought and mand facilitied that is ontrols the available.	ne character of ead to the loss of rowland's existing a (defined settling gh the site has repost versatile ago ties are accessionally it would preferent the potential 'rapetain access rigitally.	of, nor place undue burdeng services and facilities, ement limit). To intrinsic amenity value ricultural land, & is not pole on foot, & by bicycle at the site be accessed from nsom strips' at the ends onts to Normanton Road a	and public transport. The Highway n both Normanton Road and Jubilee of these two culs-de-sac. [The nd Jubilee Way.] However, even if t it should be suitable to serve an		
Classification	Deve	lopabl	e (11-15)				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for s	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		