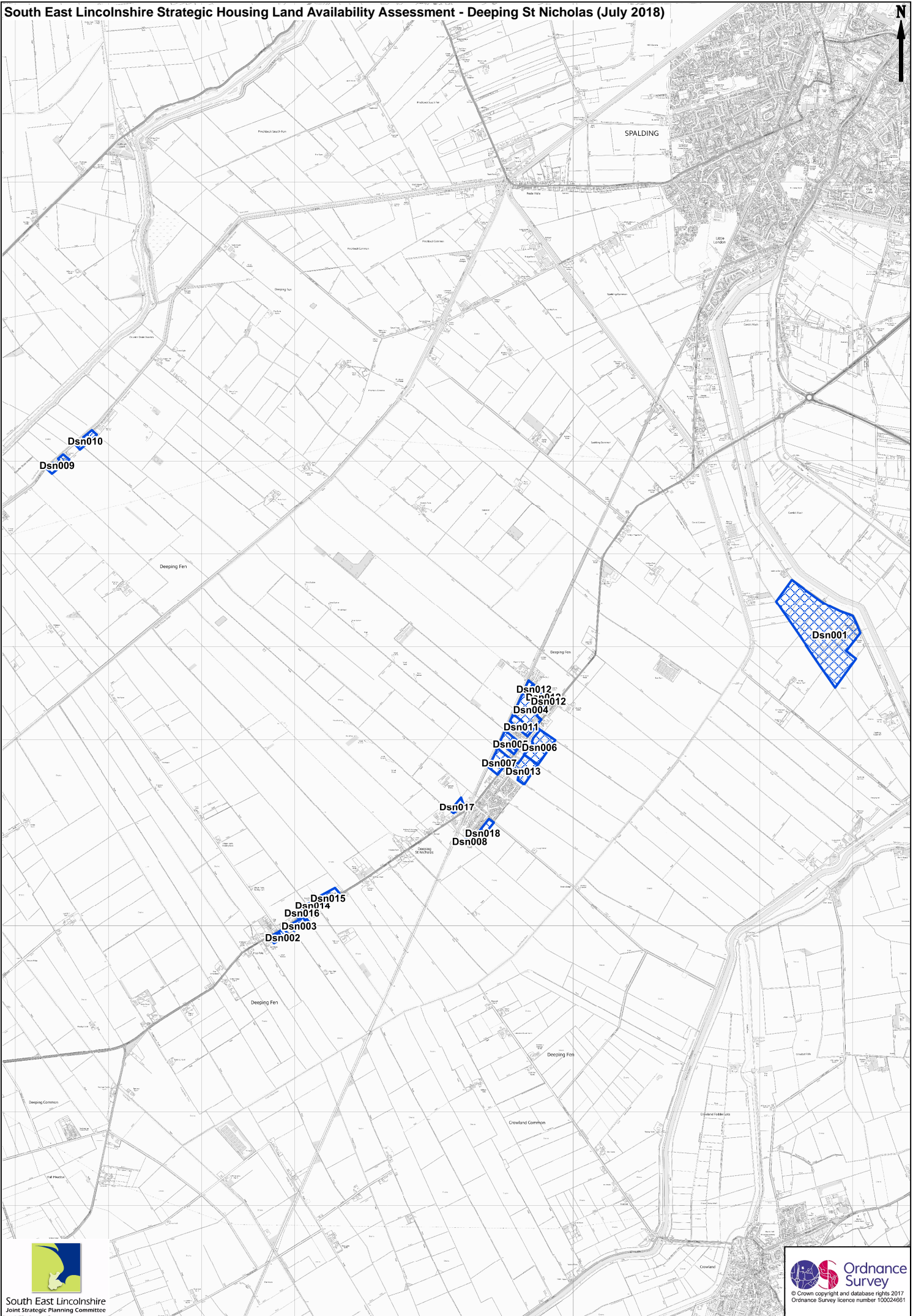


South East Lincolnshire Strategic Housing Land Availability Assessment - Deeping St Nicholas (July 2018)



Reference	Dsn001	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Cradge Bank Road, Deeping St Nicholas			
Site area (Hectares)	48.11 Site capacity at 30 dph:	1443 Site capacity at 25 dph:	1203 Site capacity at 20 dph:	962 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Poor achievability. Values are moderate, and opening-up infrastructure costs are likely to be particularly high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed but commencement would be likely to be substantially delayed by the need for infrastructure provision/improvements. Assumed to begin in year 14, and to be completed after year 25.			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: 100 Delivered in yrs 16-20: 250 Delivered in yrs 21-25: 250			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is not in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas because the site would deliver development far in excess of that required to meet the village's needs.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets but would be the loss of much grade 2 land.</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 not accessible to Deeping St Nicolas's existing services and facilities and is not located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is isolated from Deeping St Nicholas and would create a significantly-sized new settlement in the countryside which would have no relationship to the existing local settlement pattern, and which would have major visual impacts. It is also close to the River Welland</p> <p>TRANSPORT - Services and facilities are not accessible by foot, bicycle and public transport.</p> <p>Consequently the site is considered unsuitable owing to its size and poor location.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Dsn002	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	1.21 Site capacity at 30 dph:	36 Site capacity at 25 dph:	30 Site capacity at 20 dph:	24 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively 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 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not accessible to Deeping St Nicolas's existing services and facilities and is not located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would intensify an existing scattered group of dwellings in the countryside and does not relate well to the village.</p> <p>TRANSPORT - It is unlikely to create or exacerbate traffic problems, and services and facilities are potentially accessible by public transport. However, owing to the distance and the road being busy access by foot or bicycle is not likely.</p> <p>Unsuitable, due to adverse environmental impacts, poor location, and transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Dsn003	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	1.28 Site capacity at 30 dph:	38 Site capacity at 25 dph:	32 Site capacity at 20 dph:	26 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively 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).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15:		2	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is not accessible to Deeping St Nicolas's existing services and facilities and is not located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would intensify an existing scattered group of dwellings in the countryside and does not relate well to the village.</p> <p>TRANSPORT - It is unlikely to create or exacerbate traffic problems, and services and facilities are potentially accessible by public transport. However, owing to the distance and the road being busy access by foot or bicycle is not likely.</p> <p>Unsuitable, due to adverse environmental impacts, poor location, and transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

Reference	Dsn004	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	12.99 Site capacity at 30 dph:	390 Site capacity at 25 dph:	325 Site capacity at 20 dph:	260 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively 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).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15:		210	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is not in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas because the site would deliver development in excess of that required to meet the village's needs.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. However, the setting of the Grade II listed church could be adversely impacted by the development restricting views as well as potential increase noise and air pollution. These could be prevented by careful design.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. Although the site includes a childrens' play area and its development may therefore lead to the loss of open space/green infrastructure/community facilities, it is of such a scale that new compensatory provision could be provided as part of the site's development.</p> <p>LOCATION - It is accessible to Deeping St Nicolas's existing services and facilities and is located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is very large and has a frontage on the A1175, which is hedged, and open boundaries onto Campains Lane. A turn right lane is unlikely to be required. It is also against the railway which is going to have increased traffic, which could cause noise issues. The site also contains a sewage treatment plant.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable owing to environmental impacts and its size.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 <input type="checkbox"/>	No hazard <input type="checkbox"/>	No Depth <input type="checkbox"/>	
	Zone 2 <input type="checkbox"/>	Low hazard <input type="checkbox"/>	0m to 0.25m <input type="checkbox"/>	
	Zone 3a <input type="checkbox"/>	Danger for some <input type="checkbox"/>	0.25m to 0.50m <input type="checkbox"/>	
	Zone 3b <input type="checkbox"/>	Danger for most <input type="checkbox"/>	0.50m to 1.0m <input type="checkbox"/>	
		Danger for all <input type="checkbox"/>	1.0m to 2.0m <input type="checkbox"/>	
			>2.0m <input type="checkbox"/>	

Reference	Dsn005	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	2.82 Site capacity at 30 dph:	85 Site capacity at 25 dph:	70 Site capacity at 20 dph:	56 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15:		6	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Deeping St Nicolas's existing services and facilities and is located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site fronts onto the A1175 and the boundary currently has a hedge. It is also against the railway which is going to have increased traffic, which could cause noise issues.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The site has a long enough frontage to be able to accommodate a junction and visibility splays, albeit with the removal of a large portion of the frontage hedge.</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

Reference	Dsn006	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the east of Littleworth Drove, Deeping St Nicholas								
Site area (Hectares)	6.28	Site capacity at 30 dph:	188	Site capacity at 25 dph:	157	Site capacity at 20 dph:	126	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		76						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is not in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas because the site would deliver development in excess of that required to meet the village's needs.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. However, the setting of the Grade II listed church could be adversely impacted by the development restricting views as well as potential increase noise and air pollution. These could be prevented by careful design.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Deeping St Nicolas's existing services and facilities and is located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is accessed from the A1175 . It will push out into the countryside, similarly to Harvester way, with a gap in between.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The opening onto the A1175 does not appear wide enough to accommodate an adoptable road estate road with the required radii and visibility splays. Access standards would have to meet 'Design Manual for Roads and Bridges' because this is an A road.</p> <p>Consequently, the site is considered unsuitable owing to its size and highway issues.</p>								
Classification	Undevelopable								
Flood risk	Zone 1	No hazard		No Depth					
	Zone 2	Low hazard		0m to 0.25m					
	Zone 3a	Danger for some		0.25m to 0.50m					
	Zone 3b	Danger for most		0.50m to 1.0m					
		Danger for all		1.0m to 2.0m					
				>2.0m					

Reference	Dsn007	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input type="checkbox"/>
Address	Caulton's Field, Littleworth Drive, Deeping St Nicholas			
Site area (Hectares)	3.19 Site capacity at 30 dph:	96 Site capacity at 25 dph:	80 Site capacity at 20 dph:	64 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Planning permission (H03-0331-16) has been granted.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. It has planning permission subject to a S106 obligation requiring affordable housing and a Health Care contribution. If it is allocated, there is a reasonable prospect that it would be developed however owing to water and sewerage network improvements it is assumed to begin in year 10, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		25	
	Delivered in yrs 11-15:		41	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Deeping St Nicolas's existing services and facilities and is located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site fronts onto the former A16 and the boundary currently has a hedge. It is also against the railway which is going to have increased traffic, which could cause noise issues.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The site has a long enough frontage to be able to accommodate a junction and visibility splays, albeit with the removal of a large portion of the frontage hedge. The frontage footway would require widening.</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

Reference	Dsn008	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Chappell Road, Deeping St Nicholas			
Site area (Hectares)	0.41 Site capacity at 30 dph:	12 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively 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).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		8	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - It will lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities because the site is currently partly used for allotments.</p> <p>LOCATION - It is accessible to Deeping St Nicolas's existing services and facilities and is located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is accessed by a tarmaced access road between two dwellings. It is an arrangement that is likely to cause disturbance issues to the adjoining dwellings.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.</p> <p>Consequently, the site is considered unsuitable owing to losing open space, green infrastructure or community facilities.</p>			
Classification	Undevelopable			
Flood risk	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

Reference	Dsn011	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	2.23 Site capacity at 30 dph:	67 Site capacity at 25 dph:	56 Site capacity at 20 dph:	45 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 21 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, & the site's development would not have adverse impacts upon the character and appearance of the area - the site relates well to the village's built-up area.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - It is accessible to Deeping St Nicolas's existing services and facilities, and is located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value. However, the site borders a railway line (which may be a 'bad neighbour' to new homes), it is best and most versatile agricultural land & is not previously developed.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport, & the site is likely to be developable without causing or exacerbating traffic problems.</p> <p>Despite the issues with site characteristics, the site is considered suitable</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 <input checked="" type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 3a <input type="checkbox"/> Zone3b <input type="checkbox"/>	No hazard <input checked="" type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all <input type="checkbox"/>	No Depth <input checked="" type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m <input type="checkbox"/>	

Reference	Dsn012	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Campain's Lane, Deeping St Nicholas			
Site area (Hectares)	0.74 Site capacity at 30 dph:	22 Site capacity at 25 dph:	18 Site capacity at 20 dph:	15 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	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).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 12 Delivered in yrs 11-15: 3 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, but the site's development would have adverse impacts upon the character and appearance of the area - it would create ribbon development which would (in relation to the number of dwellings it would deliver) significantly increase the visual impact and perceived extent of the village's built-up area.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - It is accessible to Deeping St Nicolas's existing services and facilities, and is located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value. However, the site approaches within 60m of a railway line (which may be a 'bad neighbour' to new homes), it is best and most versatile agricultural land & is not previously developed.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport, & the site is likely to be developable without causing or exacerbating traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Dsn013	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the East of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	4.7 Site capacity at 30 dph:	141 Site capacity at 25 dph:	118 Site capacity at 20 dph:	94 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including: site clearance costs. Nonetheless, if it is allocated there is a reasonable prospect that it would be developed (assumed to begin in year 9 and be completed in year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 44 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is not in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets (although there are mature trees at the highway frontage), & the site's development would not have adverse impacts upon the character and appearance of the area - the site relates well to the village's built-up area, and could deliver new residential development with relatively little visual impact.</p> <p>INFRASTRUCTURE - It will not place undue burdens on existing infrastructure.</p> <p>LOCATION - It is accessible to Deeping St Nicolas's existing services and facilities, and is located partly within and partly adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. Part of the site is best and most versatile agricultural land & part is previously developed.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport, & the site is likely to be developable without causing or exacerbating traffic problems.</p> <p>Unsuitable, due to its size.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Dsn014	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	0.54 Site capacity at 30 dph:	16 Site capacity at 25 dph:	14 Site capacity at 20 dph:	11 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including site clearance costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		11	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, the site's development would have adverse impacts upon the character and appearance of the area - it would create an incongruous of dwellings in the countryside, which would appear unrelated to the existing village.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - It is not accessible to Deeping St Nicolas's existing services and facilities, and is not located adjacent to Deeping St Nicolas's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land & is previously developed.</p> <p>TRANSPORT - It is unlikely to create or exacerbate traffic problems, and services and facilities are potentially accessible by public transport. However, owing to the distance and the road being busy access by foot or bicycle is not likely.</p> <p>Unsuitable, due to adverse environmental impacts, poor location, and transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Dsn015	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	1.94 Site capacity at 30 dph:	58 Site capacity at 25 dph:	48 Site capacity at 20 dph:	39 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 15 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets. However, the site is unrelated to the existing cohesive village of Deeping St Nicholas, and its development would intensify an existing scattered group of dwellings in the countryside, to the detriment of the area's character.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - It is not accessible to Deeping St Nicholas' existing services and facilities, and is not located within or adjacent to Deeping St Nicholas' existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed.</p> <p>TRANSPORT - It is unlikely to create or exacerbate traffic problems, and services and facilities are potentially accessible by public transport. However, owing to the distance and the road being busy access by foot or bicycle is not likely.</p> <p>Unsuitable, due to adverse environmental impacts, poor location, and transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Dsn016	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	1.34 Site capacity at 30 dph:	40 Site capacity at 25 dph:	34 Site capacity at 20 dph:	27 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 3 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets. However, the site is unrelated to the existing cohesive village of Deeping St Nicholas, and its development would intensify an existing scattered group of dwellings in the countryside, to the detriment of the area's character.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - It is not accessible to Deeping St Nicholas' existing services and facilities, and is not located within or adjacent to Deeping St Nicholas' existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed.</p> <p>TRANSPORT - It is unlikely to create or exacerbate traffic problems, and services and facilities are potentially accessible by public transport. However, owing to the distance and the road being busy access by foot or bicycle is not likely.</p> <p>Unsuitable, due to adverse environmental impacts, poor location, and transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Dsn017	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of Littleworth Drove, Deeping St Nicholas			
Site area (Hectares)	1.12 Site capacity at 30 dph:	34 Site capacity at 25 dph:	28 Site capacity at 20 dph:	22 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		22	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, and the site is largely hidden from public view.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - Although it is accessible to the village's existing services and facilities, the site is not located within or adjacent to Deeping St Nicholas' existing built-up area.</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed.</p> <p>TRANSPORT - It will create traffic problems. The Highway Authority indicates that access relies on the use of an un-adopted, un-made agricultural road which serves a substantial area of agricultural land as well as a commercial use. Its use by large agricultural and commercial vehicles may not be compatible with a private residential development. The close proximity of the hedge to the back of the roadside footway quite significantly obstructs visibility to the right for drivers emerging from the access. Furthermore, Network Rail objects to this site, due the extremely close nature of the entrance to the level crossing.</p> <p>Unsuitable, due to poor location, and transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

Reference	Dsn018	Settlement:	Deeping St Nicholas	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south west of New Road, Deeping St Nicholas			
Site area (Hectares)	1.9 Site capacity at 30 dph:	57 Site capacity at 25 dph:	48 Site capacity at 20 dph:	38 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 14 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets. The site's south-eastern boundary is not defined by any physical feature, but mirrors the extent of the built-up area on the opposite side of New Road.</p> <p>INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - It is accessible to the village's existing services and facilities, and is located adjacent to Deeping St Nicholas' existing built-up area.</p> <p>SITE CHARACTERISTICS - The site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed.</p> <p>TRANSPORT - It is unlikely to create traffic problems - The Highway Authority comments that a bridge or culvert would be required to provide the necessary access, but New Road itself is suitable to provide vehicular access. The position of the site, on the outside of a bend, would mean that a junction here would have adequate junction visibility in both directions. A section of footway would be required to provide a pedestrian link between the subject site and the existing village footway network.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	