

Reference	Dsn001	Settlement:	Deeping St Nicholas	Phase two SHLAA sites
Address	Land to the west of Cra	dge Bank Road, Deeping	St Nicholas	
Site area (Hectares)	48.11 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	62 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	ocation, there are no known le	egal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high. Nonetheless, if it commencement would	s allocated, there is a re be likley to be substanti	pening-up infrastructure costs asonable prospect that it wou ally delayed by the need for in year 14, and to be completed	ld be developed but nfrastructure
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:		100 250 250	
Suitability	Is the site suitable	No		
Explanation	Deeping St Nicolas becavillage's needs. ENVIRONMENTAL IMPAWOULD be the loss of mulifrastructure or communifrastructure or communifration of the c	ACTS - It is unlikely to have uch grade 2 land. Will not lead to the loss of unity facilities. Exessible to Deeping St Nicolas's existing built-urant procession of the site is isolated from countryside which would ald have major visual impand facilities are not access considered unsuitable of the site is isolated from the site i	ich the emerging Local Plan se er development far in excess ve adverse impacts on natural f existing infrastructure, such a colas's existing services and fap area (defined settlement lim Deeping St Nicholas and wo I have no relationship to the expacts. It is also close to the Rivessible by foot, bicycle and purpowing to its size and poor local	of that required to meet the , built or heritage assets but as open space, green acilities and is not located nit); uld create a significantly-sized xisting local settlement ver Welland blic transport.
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om 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
Address	Land to the south of Lit	tleworth 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
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no known	legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		a reasonable prospect th		sts are likely to be relatively low. (assumed to begin in year 8, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - It wopen space, green infra LOCATION - It is not accadjacent to Deeping St SITE CHARACTERISTICS and does not relate wel TRANSPORT - It is unlike potentially accessible by foot or bicycle is not	rill not lead to the loss of, structure or community for the structure or community for the structure or community for the structure of the site would intensify in the village. The structure or exacerbaty public transport. However likely.	or place undue burdens of acilities. plas's existing services and area (defined settlement an existing scattered grou e traffic problems, and ser	p of dwellings in the countryside vices and facilities are and the road being busy access
Classification	Unde	velopable		
riodd risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for mo		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Site area (Hectares) 1. Availability Explanation Achievability Explanation Good If it be contained to be	the site achievab od achievability. Valu t is allocated, there is completed before ye livered in yrs 1-5: livered in yrs 6-10: livered in yrs 11-15: livered in yrs 16-20 livered in yrs 21-25:	? nning pe	Site capacity at 25 dph: Yes ermission or alle Yes noderate, and contacts	ocation, the pening-u	Site capacity at 20 dph: here are no known	26 Site capacity from planning permissions: In legal or ownership probusts are likely to be relative (assumed to begin in year)	vely low.
Availability Explanation Achievability Explanation Good If it be contained to be contained	at 30 dph: the site available hough there is no pla the site achievab od achievability. Valu t is allocated, there is completed before ye livered in yrs 1-5: livered in yrs 6-10: livered in yrs 11-15: livered in yrs 12-25:	nning pe	Yes Yes Yes Yes noderate, and company to the service of the se	ocation, the pening-u	at 20 dph: here are no known p infrastructure co	from planning permissions: n legal or ownership prob	vely low.
Explanation Achievability Explanation Good If it be of the control of the cont	the site achievab od achievability. Valut is allocated, there is completed before ye livered in yrs 1-5: livered in yrs 6-10: livered in yrs 11-15: livered in yrs 16-20 livered in yrs 21-25:	nning pelegates are no a reaso	Yes	pening-u	p infrastructure co	n legal or ownership prob	vely low.
Achievability Explanation Good If it be constant to be constant.	the site achievab od achievability. Valu t is allocated, there is completed before ye livered in yrs 1-5: livered in yrs 6-10: livered in yrs 11-15: livered in yrs 16-20 livered in yrs 21-25:	le? les are n a reaso	Yes noderate, and c	pening-u	p infrastructure co	osts are likely to be relativ	vely low.
Explanation Good If it be of the control of the co	od achievability. Valu t is allocated, there is completed before ye livered in yrs 1-5: livered in yrs 6-10: livered in yrs 11-15: livered in yrs 16-20 livered in yrs 21-25:	ies are n a reaso	noderate, and o				
Assumed delivery rate Deli Deli Deli Deli	t is allocated, there is completed before ye livered in yrs 1-5: livered in yrs 6-10: livered in yrs 11-15: livered in yrs 16-20 livered in yrs 21-25:	a reaso					
Deli Deli Deli	livered in yrs 6-10: livered in yrs 11-15: livered in yrs 16-20 livered in yrs 21-25:						
				24 2			
Suitability Is t	the site suitable?	1	No				
ENV INFI ope LOC adja SITE and TRA pote by f	FRASTRUCTURE - It we nen space, green infras CATION - It is not accipacent to Deeping St NECHARACTERISTICS - It does not relate well ANSPORT - It is unlike	ill not lestructure essible to Nicolas's The site I to the vely to crew public to likely.	ad to the loss of e or community of Deeping St Ning Existing built-ue would intensify illage. Eate or exacerbatransport. Howe	f, or place facilities. colas's ex p area (de ry an exist ate traffic ever, owir	e undue burdens of a control of the	up of dwellings in the cou ervices and facilities are and the road being busy a	ed ntryside
Classification Zone 1	Unde	velopa	No hazard			No Depth	
Zone 1 Zone 2 Zone 3a Zone3b			Low hazard Danger for s Danger for r Danger for a	nost	-	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Dsn004	5	ettlement:	Deeping St Nich	olas	Phase two SHLAA	A sites \square
Address	Land to the west of Li	ttleworth [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	
Availability	Is the site availab	le?	Yes			permissions:	
Explanation	Although there is no p	olanning pe	ermission or all	ocation, there are no kn	own legal	or ownership pro	blems.
Achievability	Is the site achieva	able?	Yes				
Explanation		there is a r	reasonable pro	and opening-up infrastrongs in the description of t			
Assumed delivery rate	Delivered in yrs 1-5:			50			
	Delivered in yrs 6-10: Delivered in yrs 11-15			50 210			
	Delivered in yrs 16-20						
	Delivered in yrs 21-25	5:					
Suitability	Is the site suitable	e?	No				
Explanation	Deeping St Nicolas be village's needs. ENVIRONMENTAL IMI setting of the Grade II well as potential incre INFRASTRUCTURE - It open space, green infi and its development r facilities, it is of such a development. LOCATION - It is access Deeping St Nicolas's e SITE CHARACTERISTIC boundaries onto Cam which is going to have treatment plant. TRANSPORT - Services	PACTS - It i listed chures ease noise a will not lear astructure may therefa scale that existing builts. The site pains Lane encreased and facilit	site would delive sunlikely to have rech could be acted and air pollution and to the loss of the core lead to the tenew compensive periors. A turn right later traffic, which ties are potentics.	ver development in exceller development de	ess of that natural or e developrented by ca ns on, exis site include en infrastrue e provided d facilities a e A1175, v aired. It is a s. The site a	built assets. Howe ment restricting vio areful design. sting infrastructure des a childrens' pla ucture/community I as part of the site and is located adja which is hedged, a also against the ra also contains a sev	ever, the ews as e, such as ay area y e's acent to and open ilway wage
Classification	Und	levelopa					
Flood risk	Zone 1		No hazard Low hazard			Depth	
	Zone 2		Danger for s	some		to 0.25m	
	Zone 3a Zone3b		Danger for i			5m to 0.50m 0m to 1.0m	
	ZUNESU		Danger for a			om to 1.0m	
						.0m	

Reference	Dsn005	Settlement:	Deeping St Nicholas	Phase two SHLAA sites
Address	Land to the west of Li	ttleworth 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
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	olanning permission or alloca	ation, there are no known	legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation		there is a reasonable prospe		e costs are likely to be relatively ped (assumed to begin in year 9,
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:)	50 6	
Suitability	Is the site suitable	Yes Yes		
	INFRASTRUCTURE - It open space, green infi LOCATION - It is access Deeping St Nicolas's e SITE CHARACTERISTIC against the railway wh TRANSPORT - Services has a long enough fro removal of a large por	rastructure or community fa ssible to Deeping St Nicolas's xisting built-up area (define S - The site fronts onto the nich is going to have increas	or place undue burdens or acilities. s existing services and facild settlement limit); A1175 and the boundary and traffic, which could cauy accessible by foot, bicyc	n, existing infrastructure, such as lities and is located adjacent to currently has a hedge. It is also use noise issues. le and public transport. The site
Classification	Dev	elopable (11-15)		
z Z	cone 1 Cone 2 Cone 3a Cone3b	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 1.0m to 2.0m

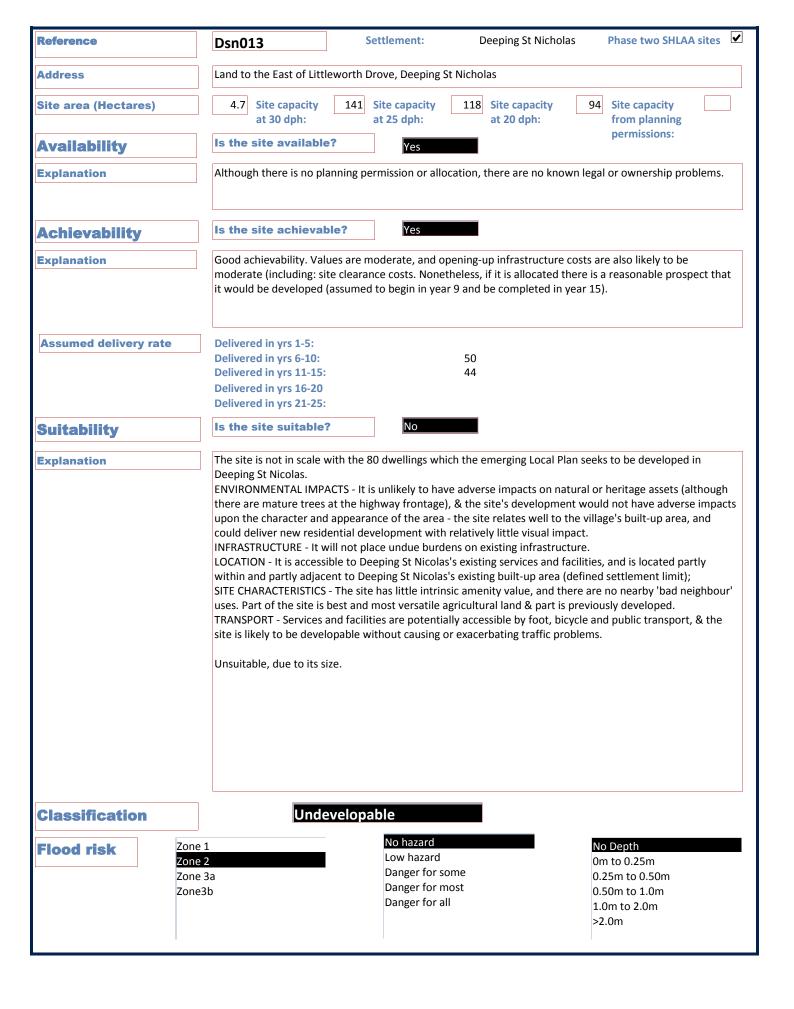
Reference	Dsn006	Settlement:	Deeping St Nicholas	Phase two SHLAA sites
Address	Land to the east of Littleworth	Drove, Deeping S	t Nicholas	
Site area (Hectares) Availability	6.28 Site capacity at 30 dph: Is the site available?	at 25 dph:	157 Site capacity at 20 dph:	Site capacity from planning permissions:
		Yes		
Explanation	Although there is no planning p	permission or allo	cation, there are no known l	egal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		reasonable prosp		costs are likely to be relatively ed (assumed to begin in year 9,
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 76	
Suitability	Is the site suitable?	No		
Explanation	open space, green infrastructu LOCATION - It is accessible to E Deeping St Nicolas's existing bu SITE CHARACTERISTICS - The si to Harvester way, with a gap in TRANSPORT - Services and faci opening onto the A1175 does n	e site would delive tis unlikely to have urch could be adve e and air pollution ead to the loss of, are or community to Deeping St Nicolas uilt-up area (defin te is accessed from the between. lities are potential not appear wide e bility splays. Acce A road.	er development in excess of the adverse impacts on natural ersely impacted by the development. These could be prevented if or place undue burdens on, facilities. It will push out the A1175. It will push out the A1175 is the A1175 of the A1175 is standards would have to result in the A1175 is standards would have to result in the A1175.	If or built assets. However, the elopment restricting views as by careful design. existing infrastructure, such as ties and is located adjacent to t into the countryside, similarly and public transport. The elophable road estate road meet 'Design Manual for Roads
Classification	Undevelop	able		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Dsn007 Settlement: Deeping St Nicholas Phase two SHLAA sites
Address	Caulton's Field, Littleworth Drove, Deeping St Nicholas
Site area (Hectares)	3.19 Site capacity 96 Site capacity 80 Site capacity 64 Site capacity at 30 dph: at 25 dph: at 20 dph: from planning
lvailability	Is the site available? Yes
xplanation	Planning permission (H03-0331-16) has been granted.
Achievability	Is the site achievable? Yes
xplanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. It has planning permission subject to a \$106 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:
Suitability	Is the site suitable? Yes
	ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets. 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. 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); 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. 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. Consequently, the site is considered suitable.
Classification	Developable (11-15)
lood risk	Zone 1 Zone 2 Low hazard Danger for some Zone 3a Zone 3b No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Dsn008	S	ettlement:	[eeping St Nichola	as	Phase two SHLA	A sites \square
Address	Land to the south of Ch	appell Ro	oad, Deeping St	Nichola	5			
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	
Availability	Is the site available	?	Yes				permissions:	
Explanation	Although there is no pla	anning pe	ermission or allo	ocation,	there are no knov	wn legal	or ownership pro	blems.
Achievability	Is the site achievak	le?	Yes					
Explanation	Good achievability. Val If it is allocated, there is be completed before ye	a reasoi						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			8				
Suitability	Is the site suitable?	•	No					
Explanation	The site is in scale with Nicolas. ENVIRONMENTAL IMP/INFRASTRUCTURE - It wopen space, green infra allotments. LOCATION - It is accessing the serior of the s	ACTS - It i will lead to structure ble to De sting bui - The site ely to cau and facilit	s unlikely to ha o the loss of, o e or community eeping St Nicola It-up area (define is accessed by se disturbance cies are potenti	ve adver r place u facilitie s's existi ned settl a tarma issues to ally acce	se impacts on nar ndue burdens on, s because the site ng services and fa ement limit); ced access road b the adjoining dw ssible by foot, bic	tural, bu , existing e is curre acilities petween vellings. cycle and	uilt or heritage ass g infrastructure, s ently partly used f and is located adj n two dwellings. It d public transport	sets. uch as or acent to is an
Classification	Unde	velopa	ible					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0n 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m	

Reference	Dsn011	S	Settlement:	D	eeping St Nicholas	Phase two SHLAA sites
Address	Land to the west of Litt	leworth	Drove, Deeping	St Nicho	las	
Site area (Hectares)	2.23 Site capacity at 30 dph:	67	Site capacity at 25 dph:	56	Site capacity at 20 dph:	from planning permissions:
Availability	Is the site available	?	Yes			permissions.
Explanation	Although there is no pl	anning pe	ermission or all	ocation,	there are no known le	gal or ownership problems.
Achievability	Is the site achieval	ole?	Yes			
Explanation	Good achievability. Val moderate. Nonetheless (assumed to begin in ye	, if it is a	llocated, there	is a reaso	onable prospect that it	-
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:			24 21		
Suitability	Is the site suitable	?	Yes			
Explanation	Nicolas. ENVIRONMENTAL IMPAsite's development workite relates well to the INFRASTRUCTURE - It was LOCATION - It is access Deeping St Nicolas's ex SITE CHARACTERISTICS (which may be a 'bad' previously developed.	ACTS - It in the second of the	is unlikely to ha ave adverse im- puilt-up area. ad to the loss of eeping St Nicola lt-up area (defi e has little intring r' to new home ties are potenting	ve adver pacts upo f, or place as's existi ned settl nsic amer s), it is be ally acce or exace	se impacts on natural on the character and a see undue burdens on, eng services and facilitie ement limit); nity value. However, thest and most versatile ssible by foot, bicycle arbating traffic problem	ne site borders a railway line agricultural land & is not and public transport, & the
Classification	Deve	lopabl	e (11-15)			
Flood risk Zone 2 Zone 3 Zone 3	g Ba		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	Dsn012		settlement:	Di	eeping St Nichol	as	Phase two SHLAA sites
Address	Land to the south of Co	ampain's	Lane, Deeping	St Nichola	S		
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	e?	Yes				permissions:
Explanation	Although there is no pl	anning po	ermission or all	ocation, t	here are no kno	wn legal	or ownership problems.
Achievability	Is the site achieva	ble?	Yes				
Explanation		asonable					e 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 3			
Suitability	Is the site suitable	?	No				
	site's development wo create ribbon developing significantly increase the significantly increase the significantly increase the significantly increases. In Example 1 in the significant of the significant	uld have ment whine visual invited will not le sible to De sisting built in The sible which mad previouand facili lopable which was the sible which was the sible was and facili lopable was not sible was and sible was another was and sible was another was an extention was an extention was an extention was an e	adverse impact ch would (in re impact and per ad to the loss ceeping St Nicolalt-up area (defie has little intri y be a 'bad ne usly developed ties are potent yithout causing	s upon the lation to to to ceived exists, or place as's existing ned settle asic amen ghbour' to cally accessor exacer	e character and he number of do cent of the village e undue burdens ng services and f ement limit); ity value. Howe o new homes), in sible by foot, bio	appeara wellings ge's built s on, exist facilities, ver, the t is best	-up area. sting infrastructure. and is located adjacent to site approaches within
Classification	Und	evelop	able				
Flood risk Zon Zon Zon Zon	e 2 e 3a		No hazard Low hazard Danger for Danger for Danger for	nost		0n 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 50m to 1.0m 0m to 2.0m



	Dsn014	_			eeping St Nichol		Phase two SHLAA sites
Address	Land to the north of Li	ttleworth	n Drove, Deepir	g St Nicho	olas		
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	e?	Yes				permissions:
Explanation	Although there is no pl	anning p	ermission or al	ocation, t	here are no kno	wn legal	or ownership problems.
Achievability	Is the site achieva	ble?	Yes				
Explanation	Good achievability. Va moderate (including si it would be developed	te cleara	nce costs). Non	etheless,	if it is allocated,	there is a	a reasonable prospect tha
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25			11			
Suitability	Is the site suitable	?	No				
	development would ha an incongruous of dwe INFRASTRUCTURE - It was LOCATION - It is not act adjacent to Deeping St SITE CHARACTERISTICS uses, it is not agricultu TRANSPORT - It is unlike	ave adversible sets of the cessible of the ces	rse impacts upon the countryside ead to the loss of to Deeping St Name s existing built- ice has little intrict is previously eate or exacerby transport. How	n the cha , which w of, or place icolas's ex up area (d nsic amer developed ate traffic ever, owi	racter and appe ould appear unre undue burden: kisting services a efined settlemenity value, there d. problems, and ng to the distant	arance or related to son, existent facility int limit); are no notes that the services ce and the	eting infrastructure. ties, and is not located earby 'bad neighbour' and facilities are the road being busy access
Classification	Und	evelop	able				
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for Danger for Danger for	some most		0m 0.2 0.5 1.0	Depth n to 0.25m 25m to 0.50m 30m to 1.0m 30m to 2.0m 30m

Reference	Dsn015	Settlement:	Deeping St Nicholas	Phase two SHLAA sites
Address	Land to the north of Little	worth 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
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plant	ning permission or alloc	ation, there are no known le	egal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation		n costs are likely). If it is	allocated, there is a reasona	s are likely to be relatively low able prospect that it would 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 15	
Suitability	Is the site suitable?	No		
Explanation	Nicolas. ENVIRONMENTAL IMPACT the site is unrelated to the intensify an existing scatter character. INFRASTRUCTURE - It will LOCATION - It is not access within or adjacent to Deep SITE CHARACTERISTICS - Tuses. However, it is best a TRANSPORT - It is unlikely potentially accessible by put by foot or bicycle is not likely	TS - It is unlikely to have a existing cohesive villagered group of dwellings not lead to the loss of, asible to Deeping St Nicloping St Nicholas' existing the site has little intrinsed most versatile agrication create or exacerbat public transport. Howeverly.	e adverse impacts on natural ge of Deeping St Nicholas, ar in the countryside, to the door place undue burdens on, nolas' existing services and fag built-up area (defined settic amenity value, and there aultural land, & is not previoue traffic problems, and servi	existing infrastructure. existing infrastructure. ecilities, and is not located lement limit). ere no nearby 'bad neighbour' usly developed. ces and facilities are d the road being busy access
Classification	Undev	elopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	а	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	Dsn016	Settlement:	Deeping St Nicholas	Phase two SHLAA sites			
Address	Land to the north of Littleworth Drove, Deeping St Nicholas						
Site area (Hectares)	1.34 Site capacity at 30 dph:	Site capacity at 25 dph:	34 Site capacity at 20 dph:	27 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 known lo	egal or ownership problems.			
Achievability	Is the site achievab	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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 3				
Suitability	Is the site suitable?	No					
Explanation	the site is unrelated to intensify an existing scacharacter. INFRASTRUCTURE - It was LOCATION - It is not accommodate within or adjacent to Desire CHARACTERISTICS uses. However, it is best TRANSPORT - It is unlike potentially accessible by foot or bicycle is not	the exisitng cohesive villa ttered group of dwelling vill not lead to the loss of cessible to Deeping St Nice eeping St Nicholas' existi - The site has little intrin t and most versatile agrically to create or exacerba y public transport. Howe likely.	age of Deeping St Nicholas, as in the countryside, to the desired in the countryside, to the desired in the countryside, to the desired in the country services and form the country value, and there coultural land, & is not previous te traffic problems, and services in the country that is not previous te traffic problems, and services in the country that is not previous that is not pre	etriment of the area's existing infrastructure. acilities, and is not located lement limit). are no nearby 'bad neighbour' usly developed. ces and facilities are id the road being busy access			
Classification	Unde	velopable					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for 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	Dsn017	Settlement:	Deeping St Nicholas	Phase two SHLAA sites			
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			
Availability	Is the site available?	Yes		permissions:			
Explanation	Although there is no plar	ning permission or alloca	ation, there are no known le	gal 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		22				
Suitability	Is the site suitable?	No					
Explanation	The site is in scale with the 80 dwellings which the emerging Local Plan seeks to be developed in Deeping St Nicolas. ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or heritage assets, and the site is largely hidden from public view. INFRASTRUCTURE - It will not lead to the loss of, or place undue burdens on, existing infrastructure. 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. 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. 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. Unsuitable, due to poor location, and transport issues.						
Classification	Undev	relopable					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	а	No hazard Low hazard Danger for sor 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	Dsn018	Settlement:	Deeping St Nicholas	Phase two SHLAA sites			
Address	Land to the south west of New Road, Deeping St Nicholas						
Site area (Hectares)	1.9 Site capacity at 30 dph:	Site capacity at 25 dph:	48 Site capacity at 20 dph:	Site capacity from planning permissions:			
Availability	Is the site available?	Yes		·			
Explanation	Although there is no planning	ng permission or alloca	ation, there are no known I	egal 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 14				
Suitability	Is the site suitable?	Yes					
Explanation	Nicolas. ENVIRONMENTAL IMPACTS south-eastern boundary is r on the opposite side of New INFRASTRUCTURE - It will not LOCATION - It is accessible to St Nicholas' existing built-up SITE CHARACTERISTICS - Thouses. However, it is best and TRANSPORT - It is unlikely to culvert would be required to vehicular access. The position have adequate junction visit pedestrian link between the	i - It is unlikely to have not defined by any phy w Road. ot lead to the loss of, of the village's existing of area. e site has little intrinsic d most versatile agriculor create traffic problem of provide the necessarion of the site, on the cobility in both direction e subject site and the expense.	adverse impacts on natural sical feature, but mirrors the properties and facilities, and camenity value, and there altural land, & is not previous - The Highway Authority access, but New Road its putside of a bend, would most a section of footway worksisting village footway networks.	is located adjacent to Deeping are no nearby 'bad neighbour' usly developed. y comments that a bridge or elf is suitable to provide ean that a junction here would uld be required to provide a			
Classification	Develop	able (11-15)					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	а	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 1.0m to 2.0m >2.0m			