

Reference	Fis004	Settlement:	Fishtoft	Phase two SHLAA sites			
Address	Land to the north of Cla	mpgate Road, Fishtoft					
Site area (Hectares)	2.04 Site capacity at 30 dph:	61 Site capacity at 25 dph:	51 Site capacity at 20 dph:	41 Site capacity from planning permissions:			
Availability	Is the site available	Yes		permissions.			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.  Multiple ownership, but acting together						
Achievability	Is the site achievab	Yes					
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 17				
Suitability	Is the site suitable?	No					
Explanation	but would potentially deproblems with delivery to ENVIRONMENTAL IMPA development would have the site's development wextending the village's beconsolidate the built-up a strong and defensible could also be pressure for INFRASTRUCTURE - it will LOCATION - it is accessifully area.  SITE CHARACTERISTICS - neighbour' uses, it is Grand in the sould also be pressure for INFRASTRUCTURE - it will be could also be pressure for INFRASTRUCTURE - it will be could also be pressure for INFRASTRUCTURE - it will be could also be pressure for INFRASTRUCTURE - it will be could be compared to the could be cou	eliver more than 80% of would impact on meetir CTS - although it will no e adverse impacts on howould have adverse impuilt-up area into an area area with lesser impact boundary to the village or the development of fill not lead to the loss of ole to Fishtoft's existing although the site has lined 1 agricultural land 8 facilities are potentially extraffic problems.	the village's requirements of needs t have adverse impacts on the ritage assets (listed building acts upon the character and a with a countryside characts. Clampgate Road and Burst built-up area and, if this 'lurther land to the site's not, nor place undue burdens services & facilities, & is locattle intrinsic amenity value as not previously developed accessible on foot, & by b	ngs to its south). Furthermore, d appearance of the area, by ter, whereas alternative sites can ton Croft Road currently provide boundary' is breached, there rth. on, existing infrastructure. cated adjacent to Fishtoft's built-			
Classification	Unde	velopable					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a a	No hazard Low hazard Danger for so Danger for m 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	Fis007	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the east of Gaysfi	ield Road, Fishtoft		
Site area (Hectares)	9.63 Site capacity at 30 dph:	289 Site capacity at 25 dph:	241 Site capacity at 20 dph:	193 Site capacity from planning permissions:
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	Moderate achievability. V moderate. If it is allocated year 9, and be completed	d, there is a reasonable		ture costs are likely to be be developed (assumed to begin in
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:		50 125 18	
Suitability	Is the site suitable?	No		
	appearance of the area (padverse impacts on herita prevented by careful layor INFRASTRUCTURE - it will development may overbut LOCATION - it is accessiblup area.  SITE CHARACTERISTICS - auses, it is Grade 1 agricultations.	public views into the site age assets (a neighbouring assets) and design. In not lead to the loss of eurden exisiting infrastruct e to Fishtoft's existing sealthough the site has litt tural land & is not previce rvices & facilities are pouthority indicates that the stand-alone developments.	are limited). Although ang listed building), it is lickisting infrastructure. Gure. ervices & facilities, & is lessed amenity value & therously developed. Itentially accessible on face frontage to Gaysfield	assets nor upon the character and the site's development could have ikely that these impacts could be siven its scale, the site's ocated adjacent to Fishtoft's builter are no nearby 'bad neighbour' foot, & by bicycle & public Road is too far out of the village
Classification	Undev	elopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	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	Fis009	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the south of Fis	htoft Road, Fishtoft		
Site area (Hectares)	0.82 Site capacity at 30 dph:	25 Site capacity at 25 dph:	20 Site capacity at 20 dph:	16 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	le?		
Explanation	although flood mitigation	on costs are likely. If it is		re costs are likely to be low, nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5:			'
	Delivered in yrs 6-10: Delivered in yrs 11-15:		12 4	
	Delivered in yrs 16-20		·	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
	site is unrelated to the of dwellings in the country INFRASTRUCTURE - it we LOCATION - although it Fishtoft's built-up area. SITE CHARACTERISTICS uses, it is Grade 1 agricu TRANSPORT - services & not create or exacerbat Unsuitable, due to adverse	village's built-up area, & rside.  ill not lead to the loss of is accessible to Fishtoft'  - although the site has liultural land & is not preventially e traffic problems.  rse environmental impa	its development would cre f, nor place undue burdens s existing services & faciliti ttle amenity value & there viously developed. y accessible on foot, & by b	natural or heritage assets, the eate an incongruous group of on, existing infrastructure. es, it is not located adjacent to are no nearby 'bad neighbour' bicycle & public transport, & it will
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so 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	Fis010	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the west of Chu	urch Green Road, Fishtoft		
Site area (Hectares)	3.01 Site capacity at 30 dph:	90 Site capacity at 25 dph:	75 Site capacity at 20 dph:	60 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	_	anning permission or alloc at the site will not be avail		own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	low, although flood mit		t is allocated, there is	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 10	
Suitability	Is the site suitable?	No		
	site's development work extending the village's I consolidate the built-up INFRASTRUCTURE - althouse as employment land the location of the site, employment uses in an should not be allocated LOCATION - it is accessing area.  SITE CHARACTERISTICS uses, the majority of the TRANSPORT - services & not create or exacerbate Unsuitable, due to scale	ald have adverse impacts under the control of the c	upon the character and with a countryside charule burdens on existing ent Land Technical Payrategic routes, & the learn amount of housing between the country value & the all land & is not previous accessible on foot, & between the country of the country of the country value and the country value and the country value & the c	on natural or heritage assets, the dappearance of the area, by racter, whereas alternative sites can ginfrastructure, part of the site is in per (Aug 2015) concludes that (given evel of existing, operational peing proposed there) this site.  I located adjacent to Fishtoft's builtage are no nearby 'bad neighbour' usly developed.  Iy bicycle & public transport, & it will
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	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	Fis011	Settlement:	Fishtoft	Phase two SHLAA sites			
Address	Land to the north of Cla	ampgate Road, Fishtoft					
Site area (Hectares)	2.09 Site capacity at 30 dph:	63 Site capacity at 25 dph:	52 Site capacity at 20 dph:	42 Site capacity from planning permissions:			
Availability	Is the site available	Yes		реннізаюна.			
Explanation	Although there is no pla	anning permission or alloc	ation, there are no knov	wn legal or ownership problems.			
Achievability	Is the site achieval	Yes Yes					
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:		24				
	Delivered in yrs 11-15:		18				
	Delivered in yrs 16-20 Delivered in yrs 21-25:						
Suitability	Is the site suitable	No					
	problems with delivery ENVIRONMENTAL IMPA development would hat the site's development extending the village's consolidate the built-up a strong and defensible could also be pressure INFRASTRUCTURE - it w LOCATION - it is accessive area.  SITE CHARACTERISTICS neighbour' uses, it is GITRANSPORT - services and create or exacerbate.	would impact on meeting ACTS - although it will not ve adverse impacts on her would have adverse impacts or area with lesser impacts or boundary to the village's for the development of furill not lead to the loss of, ible to Fishtoft's existing so although the site has littered 1 agricultural land & it & facilities are potentially	needs have adverse impacts o itage assets (listed build cts upon the character a with a countryside chara Clampgate Road and B built-up area and, if this rther land to the site's n nor place undue burder ervices & facilities, & is l le intrinsic amenity valu s not previously develop accessible on foot, & by	os on, existing infrastructure. ocated adjacent to Fishtoft's built- e & there are no nearby 'bad			
Classification	Unde	evelopable					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	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	Fis016	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the west of Chu	urch Green Road, Fishtoft		
Site area (Hectares)	1.01 Site capacity at 30 dph:	30 Site capacity at 25 dph:	25 Site capacity at 20 dph:	20 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloca	tion, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation		located, there is a rea	cture costs are likely to be low, sonable prospect that it would be 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:		20	
Suitability	Is the site suitable?	No		
	character and appearar INFRASTRUCTURE - it w LOCATION - it is accessi up area.  SITE CHARACTERISTICS uses, it is Grade 1 agricu TRANSPORT - although transport, the Highway not large enough to pro-	nce of the area (public view vill not lead to the loss of, rible to Fishtoft's existing se although the site has littlultural land & is not previous ervices & facilities are postauthority indicates that the ovide an adoptable estate a sport issues.	is into the site are lim for place undue burde rvices & facilities, & is e amenity value & the usly developed. tentially accessible on e Church Green Drive	ens on, existing infrastructure. Is located adjacent to Fishtoft's built- ere are no nearby 'bad neighbour' Infoot, & by bicycle & public Infootnoon onto Church Green Road is
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	la	No hazard Low hazard Danger for som Danger for mod 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

Site area (Hectares)  1.72  Availability  Explanation  Altho	at 30 dph:	51	Site capacity at 25 dph:	43 Site capacity	
Availability Is the Explanation Altho	at 30 dph:	?		43 Site capacity	
Explanation Altho			7 <u>—</u>	at 20 dph:	34 Site capacity from planning
	ugh there is no pla		Yes		permissions:
Achievehility le th		nning pe	ermission or all	ocation, there are no knov	vn legal or ownership problems.
<b>Achievability</b> Is the	e site achievab	le?	Yes		
(altho	ugh flood mitigati	on costs	are likely).If it i		ure costs are likely to be low sonable prospect that it would be i).
Delive Delive Delive	ered in yrs 1-5: ered in yrs 6-10: ered in yrs 11-15: ered in yrs 16-20 ered in yrs 21-25:			24 10	
<b>Suitability</b> Is the	e site suitable?		Yes		
proble ENVIF the chare av INFRA LOCA up are SITE C uses, TRAN Highw The v furthe	ems with delivery RONMENTAL IMPA naracter and appearailable from the wastructure - it wastructure - it is accessilea. CHARACTERISTICS it is Grade 1 agricus SPORT - services 8 way Authority indicisibility in both direct work may need namodate the plan equently, the site is	would im CTS - it is arance of vest only ill not lea ble to Fis - althoug altural lar a facilities cates that ections a to be do footprint	npact on meeting unlikely to hat the area - alther & its development of the loss of the site has limited as are potentially the carriagewing pears to be accepted as uitable justiced suitable.	ng needs ve adverse impacts on nat lough it has a countryside ment will not greatly chang f, nor place undue burden services & facilities, & is le ittle amenity value & there viously developed. y accessible on foot, & by ay of Fishtoft Road is suita dequate and the frontage that the opening onto Fish	a single site. Any unforeseen cural or heritage assets, nor upon appearance, views into the site ge the area's character. s on, existing infrastructure. ocated adjacent to Fishtoft's builter are no nearby 'bad neighbour' bicycle & public transport, & the able to provide access to this land. already has a footway. Some intoft Road is wide enough to
Classification	Deve	opable	e (11-15)		
Zone 1 Zone 2 Zone 3a Zone3b			No hazard Low hazard Danger for s Danger for r	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	Fis026	Settlement:	Fishtoft	Phase two SHLAA sites			
Address	Land to the north of Cla	ampgate Road, Fishtoft					
Site area (Hectares)	1.77 Site capacity at 30 dph:	53 Site capacity at 25 dph:	44 Site capacity at 20 dph:	35 Site capacity from planning permissions:			
Availability	Is the site available	Yes		p			
Explanation	-	anning permission or alloca ney are working together.	ation, there are no kno	wn legal or ownership problems.			
Achievability	Is the site achievab	Yes					
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).						
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 11				
Suitability	Is the site suitable?	No No					
	problems with delivery ENVIRONMENTAL IMPA development would hat the site's development extending the village's liconsolidate the built-up a strong and defensible could also be pressure in INFRASTRUCTURE - it was LOCATION - it is accessive area.  SITE CHARACTERISTICS neighbour' uses, it is Grand TRANSPORT - services and create or exacerbates.	would impact on meeting ACTS - although it will not I ve adverse impacts on her would have adverse impacts of area with lesser impacts. It boundary to the village's for the development of fur ible to Fishtoft's existing set although the site has litted 1 agricultural land & is & facilities are potentially a	needs nave adverse impacts of itage assets (listed builts upon the character with a countryside char Clampgate Road and B built-up area and, if thi ther land to the site's r nor place undue burder ervices & facilities, & is e intrinsic amenity values anot previously develo	ns on, existing infrastructure. located adjacent to Fishtoft's built- ue & there are no nearby 'bad			
Classification	Unde	evelopable					
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	Fis027	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the north of Cla	ampgate Road and east of	Burton Croft Road, Fisl	ntoft
Site area (Hectares)	0.62 Site capacity at 30 dph:	19 Site capacity at 25 dph:	16 Site capacity at 20 dph:	12 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		perillissions.
Explanation		anning permission or alloc ney are working together.	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation		llocated, there is a reas	ture costs are likely to be very low, sonable prospect that it would be 0).
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		
Explanation	ENVIRONMENTAL IMPA development would ha the site's development extending the village's is consolidate the built-up a strong and defensible could also be pressure of INFRASTRUCTURE - it we LOCATION - it is accessive up area. SITE CHARACTERISTICS neighbour' uses, it is Grant TRANSPORT - services and the control of the con	ACTS - although it will not ve adverse impacts on her would have adverse impacts of area with lesser impacts of area with lesser impacts for the development of furill not lead to the loss of, ible to Fishtoft's existing so although the site has litted 1 agricultural land & i & facilities are potentially and would be adversed as a simple to the loss of, in the loss of, in the loss of, it is a simple to Fishtoft's existing so a litter and a site has littered and a site of a littered and a littered	have adverse impacts of itage assets (listed buil cts upon the character with a countryside charal Clampgate Road and E built-up area and, if thi rther land along the from the place undue burde ervices & facilities, & is de intrinsicamenity values accessible on foot, & but	ns on, existing infrastructure. located adjacent to Fishtoft's built- ue & there are no nearby 'bad
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	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	Fis028	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the east of Burt	on Croft Road, Fishtoft		
Site area (Hectares)	0.52 Site capacity at 30 dph:	16 Site capacity at 25 dph:	13 Site capacity at 20 dph:	10 Site capacity from planning permissions:
Availability		res		
Explanation	_	nning permission or alloo ey are working together.	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation		illocated, there is a reas	ture costs are likely to be very low, onable prospect that it would be O).
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?	No		
Explanation	ENVIRONMENTAL IMPA development would hat the site's development extending the village's a consolidate the built-up a strong and defensible could also be pressure in INFRASTRUCTURE - it was LOCATION - although it adjacent to Fishtoft's exist CHARACTERISTICS neighbour' uses, it is Grant TRANSPORT - services and create or exacerbate	ACTS - although it will not we adverse impacts on he would have adverse impacts on a read of area with lesser impacts boundary to the village's for the development of full not lead to the loss of, is accessible to Fishtoft's kisting built-up area.  - although the site has lit ade 1 agricultural land & facilities are potentially	have adverse impacts or itage assets (listed build acts upon the character with a countryside char. Clampgate Road and Built-up area and, if this or place undue burder existing services & facilities in the interior place undue burder existing services & facilities in the intrinsic amenity valuis not previously develoaccessible on foot, & by	ns on, existing infrastructure. Ities, the site is not located Itie & there are no nearby 'bad
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  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Fis029	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the east of Burn	ton Croft Road, Fishtoft		
Site 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
Availability	Is the site available	Yes Yes		permissions:
Explanation		anning permission or alloners are working together		wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	although flood mitigation	on costs are likely. If it is		ture costs are likely to be very low, onable prospect that it would be D).
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:		4	
Suitability	Is the site suitable?	No No		
	the site's development extending the village's l consolidate the built-up a strong and defensible could also be pressure INFRASTRUCTURE - it w LOCATION - although it adjacent to Fishtoft's exSITE CHARACTERISTICS neighbour' uses, it is Gr TRANSPORT - services & not create or exacerbate	would have adverse implication and are built-up area into an are became with lesser impacts boundary to the village for the development of fivill not lead to the loss of its accessible to Fishtoft existing built-up area.  - although the site has litted 1 agricultural land & facilities are potentially	pacts upon the character is a with a countryside charts. Clampgate Road and B 's built-up area. And, if th further land along Burton f, nor place undue burder 's existing services & facilititle intrinsicamenity value is not previously develoy accessible on foot, & by	ns on, existing infrastructure. Ities, the site is not located  e & there are no nearby 'bad
Classification	Unde	evelopable		
Flood risk Zone Zone Zone	2 3a	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

	Fis030	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the north of C	lampgate Road, Fishtoft		
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		llanning permission or allo they are working together		own legal or ownership problems.
Achievability	Is the site achieva	Yes		
Explanation		is a reasonable prospect t		cture costs are likely to be very low. bed (assumed to begin in year 7, and
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	): )	5	
Suitability	Is the site suitable	No No		
	development would he the site's development extending the village's consolidate the built-uastrong and defensible could also be pressure INFRASTRUCTURE - it LOCATION - it is accessuparea.  SITE CHARACTERISTIC neighbour' uses, it is 6	ave adverse impacts on he twould have adverse impacts built-up area into an area up area with lesser impact the boundary to the village's for the development of fwill not lead to the loss of sible to Fishtoft's existing  S - although the site has liftered a gricultural land & & facilities are potentially.	eritage assets (listed bui lacts upon the character a with a countryside cha s. Clampgate Road and I s built-up area and, if th urther land along the fro for place undue burde services & facilities, & is ttle intrinsic amenity val	ens on, existing infrastructure. I located adjacent to Fishtoft's built- ue & there are no nearby 'bad
		verse environmental impa	cts.	
Classification		evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m 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	Fis032	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the north of Fisl	ntoft Road, Fishtoft		
Site area (Hectares)	2.07 Site capacity at 30 dph:	62 Site capacity at 25 dph:	52 Site capacity at 20 dph:	from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		ed, there is a reasonable		ture costs are also likely to be be developed (assumed to begin in
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 17	
Suitability	Is the site suitable?	No		
	ENVIRONMENTAL IMPA site's development wou extending the village's beconsolidate the built-up INFRASTRUCTURE - it w LOCATION - although it adjacent to Fishtoft's ex SITE CHARACTERISTICS uses, it is Grade 1 agricuTRANSPORT - services & not create or exacerbate	Id have adverse impacts uilt-up area into an area area with lesser impacts. Il not lead to the loss of, is accessible to Fishtoft's isting built-up area. It although the site has lit ltural land & is not previfacilities are potentially	have adverse impacts of upon the character and with a countryside character.  nor place undue burder existing services & facilities amenity value & therously developed.  accessible on foot, & by	on natural or heritage assets, the appearance of the area, by acter, whereas alternative sites can as on, existing infrastructure. Ities, the site is not located are are no nearby 'bad neighbour' by bicycle & public transport, & it will
Classification  Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a Ba	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

Reference	Fis034	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land between Southfie	ld Lane and Scalp Road,	Fishtoft	
Site area (Hectares)	0.96 Site capacity at 30 dph:	29 Site capacity at 25 dph:	24 Site capacity at 20 dph:	19 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	although flood mitigation		allocated, there is a reas	sture costs are likely to be very low, sonable prospect that it would be .5).
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 7	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA site's development wou unrelated to the village existing small & relative INFRASTRUCTURE - it w LOCATION - the site is r Fishtoft's built-up area. SITE CHARACTERISTICS uses, it is Grade 1 agric TRANSPORT - although potentially accessible o	ACTS - although it will no uld have adverse impacts 's built-up area, & its devely scattered group of dwill not lead to the loss of neither accessible to Fish - although the site has liultural land & is not prev	t have adverse impacts of supon the character and velopment would greatly vellings in the countrysid, nor place undue burde toft's existing services & ttle amenity value & the viously developed. Lerbate traffic problems, ublic transport	ns on, existing infrastructure. facilities nor located adjacent to re are no nearby 'bad neighbour' services & facilities are not
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for no 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	Fis035	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land off Wythes Lane,	ishtoft		
Site area (Hectares)	0.72 Site capacity at 30 dph:	22 Site capacity at 25 dph:	18 Site capacity at 20 dph:	14 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pla	anning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	although flood mitigation	on costs are likely. If it is		cture costs are likely to be very low, sonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		12 1	
	Delivered in yrs 16-20		-	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
	are unrelated to the vill dwellings in the country INFRASTRUCTURE - the LOCATION - the sites ar Fishtoft's built-up area. SITE CHARACTERISTICS uses, they are Grade 1: TRANSPORT - although potentially accessible of	age's built-up area, & the side.  y will not lead to the losse neither accessible to It although the sites have agricultural land & are not they will not create or en foot, & by bicycle & p	se of, nor place undue but is of, nor place undue but ishtoft's existing services e little amenity value & to ot previously developed. exacerbate traffic probler	ns, services & facilities are not
Classification	Unde	velopable		
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	Fis040	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Norwood Yard, Church	Green Road, Fishtoft		
Site area (Hectares)	0.62 Site capacity at 30 dph:	19 Site capacity at 25 dph:	16 Site capacity at 20 dph:	12 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Outline planning permi	ssion (reference B/15/04	24) is outstanding for th	e development of 20 dwellings.
Achievability	Is the site achievab	Yes		
Explanation	moderate/high, given t mitigation costs are like	hat the site will need to lely. Outline planning perm		decontaminated, & given that flood and there is a reasonable prospect
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:		20	
Suitability	Is the site suitable?	Yes		
	redevelopment would be potential for environment in FRASTRUCTURE - although a location of the site, its pemployment uses in an should not be allocated LOCATION - it is accessiful adjacent to Fishtoft's be SITE CHARACTERISTICS not agricultural land, & TRANSPORT - services & Highway Authority indicates in FRANSPORT - services & Highway Authority indicates in FRANSPORT - in the services of the serv	nave little impact upon the chal improvements). Hough it will not place un ever, the Employment Labour accessibility to strate adjacent to Fishtoft & for employment use. ble to Fishtoft's existing uilt-up area.  - the site has no amenity is previously developed & facilities are potentially cates that the redevelopile in highway terms. The	the character & appearant due burdens on existing and Technical Paper (Aug tegic routes, & the level of the amount of housing b services & facilities, & is y value, there are no nea y accessible on foot, & by ment of this haulage site	atural or heritage assets, & the site's ce of the area (indeed, there is the infrastructure, the site is in use as g 2015) concludes that (given the of existing, operational eing proposed there) this site located partly within & partly rby 'bad neighbour' uses, the site is y bicycle & public transport, & the of or residential use would be e to be adapted for residential use.
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	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Fis041	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the east of Chi	urch Green Road, Fishtof	t	
Site area (Hectares)	1.97 Site capacity at 30 dph:	59 Site capacity at 25 dph:	49 Site capacity at 20 dph:	39 Site capacity from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	although flood mitigat	ion costs are likely. If it is		ture costs are likely to be very low, onable prospect that it would be 5).
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	? Yes		
	would not have advers the village's built-up are with the existing built- lesser visual impacts the	se impacts upon the char rea into an area with a co up area (land to its south nan some other sites whi rould need to be mitigate	acter and appearance of puntryside character, it no and west has a strongly ch seek to extend the villader low density, 2-storey	
	realm. INFRASTRUCTURE - it v LOCATION - it is access SITE CHARACTERISTICS uses, it is Grade 1 agric TRANSPORT - services Highway Authority ind development on this s visibility splays. Howev provide a safe pedestr	sible to Fishtoft's service: 6 - although the site has l cultural land & is not pre & facilities are potentiall icates that the carriagew ite and the fronatge is lo	s, & is located adjacent to ittle amenity value & ther viously developed. y accessible on foot, & by ay of Church Green Roading enough to be able to a d to be provided along the	roup of native trees in the public as on, existing infrastructure. The built-up area. The are no nearby 'bad neighbour' bicycle & public transport, & the is suitable to serve residential accommodate the required radii & the east side of the carriageway to
Classification	realm. INFRASTRUCTURE - it v LOCATION - it is access SITE CHARACTERISTICS uses, it is Grade 1 agric TRANSPORT - services Highway Authority ind development on this s visibility splays. Howev provide a safe pedestr Consequently, the site	sible to Fishtoft's services a lathough the site has locultural land & is not preward facilities are potentiall icates that the carriagewite and the fronatge is lower, a footway would need ian link to the centre of the site of the sit	s, & is located adjacent to ittle amenity value & ther viously developed. y accessible on foot, & by ay of Church Green Roading enough to be able to a d to be provided along the	ns on, existing infrastructure. the built-up area. re are no nearby 'bad neighbour' r bicycle & public transport, & the is suitable to serve residential ccommodate the required radii &

Reference	Fis043	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the east of Chu	ırch Green Road, Fishtoft		
Site area (Hectares)	12.47 Site capacity at 30 dph:	374 Site capacity at 25 dph:	312 Site capacity at 20 dph:	249 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pl	anning permission or allo	cation, there are no kn	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	moderate, although flo		kely. If it is allocated, th	nere is a reasonable prospect that it ifore year 20).
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:		50 125 74	
Suitability	Is the site suitable	? No		
	development would ha of-scale with, and wou INFRASTRUCTURE - it v LOCATION - it is access existing built-up area. SITE CHARACTERISTICS uses, it is Grade 1 agric TRANSPORT - services not create or exacerba	tve adverse impacts upon Id dominate, the existing will not lead to the loss of ible to Fishtoft's existing a lithough the site has litultural land & is not previous facilities are potentially	the character and app village. , nor place undue burd services & facilities, & i ttle amenity value & the iously developed. v accessible on foot, & b	on natural or heritage assets, its earance of the area - the site is outens on, existing infrastructure. It is located adjacent to Fishtoft's ere are no nearby 'bad neighbour' by bicycle & public transport, & it will
Classification	Unde	evelopable		
Zone Zone Zone	2 3a	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	Fis044	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the east of Chu	rch Green Road, Fishtof	t	
Site area (Hectares)	3.13 Site capacity at 30 dph:	94 Site capacity at 25 dph:	78 Site capacity at 20 dph:	63 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alle	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		easonable prospect that		ture costs are likely to be low. If it assumed 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 13	
Suitability	Is the site suitable	? No		
	development would hat to the exisiting village, at INFRASTRUCTURE - it we LOCATION - it is less act to Fishtoft's existing but SITE CHARACTERISTICS uses, it is Grade 1 agric TRANSPORT - services and create or exacerbate.	ve adverse impacts upor and would create an inco- vill not lead to the loss of cessible to Fishtoft's exis- ilt-up area.  - although the site has lifted ultural land & is not preventiall te traffic problems.	n the character and appear ongruous group of dweling f, nor place undue burder sting services & facilities, s ittle amenity value & ther viously developed.	ns on, existing infrastructure. & is not located within or adjacent re are no nearby 'bad neighbour' r bicycle & public transport, & it will
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> 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	Fis046	Settlement:	Fishtoft	Phase two SHLAA sites
Address	Land to the east of Gaysfield	Road, Fishtoft		
Site area (Hectares)	2.69 Site capacity at 30 dph:	Site capacity at 25 dph:	67 Site capacity at 20 dph:	54 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plannin	g permission or alloc	ation, there are no knowr	n legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation	prospect that it would be de	itigation & highway i veloped, although co supply and sewage d	mprovement costs) . If it mmencement may be de	is allocated, there is a reasonable
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 29	
Suitability	Is the site suitable?	Yes		
	and appearance of the area Fishtoft Manor, & its develop unless it can be organised in building's garden (which will need to be carefully assessed INFRASTRUCTURE - it will not ensure that the value of the site, its development is unlik LOCATION - it is accessible to up area.  SITE CHARACTERISTICS - althouses, it is Grade 1 agricultura TRANSPORT - services & faci not create or exacerbate tra eastern side of Gaysfield Road Despite the issues with envir	ti is unlikely to have (public views into the pment is likely to have such a way as to have potentially limit its of and designed. It lead to the loss of eadjacent scout openely to overburden exports in the site has litted as a land & is not previously ffic problems - the Hieron would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be commental impacts and the site has litted would need to be s	adverse impacts on nature site are limited). However a detrimental effect on e a green landscaped sparapacity to 45). This could existing infrastructure, the space is not undermined. It is in grastructure. Express & facilities, & is locally developed. In accessible on foot, & by by ghway Authority indicate extended up to the site entry and the site entry of the site ent	ral assets nor upon the character er, it abuts the grade 2 listed the setting of the listed building ce where it abuts the listed assist in its mitigation. It would bugh care would be needed to Although it is a relatively large cated adjacent to Fishtoft's builtare no nearby 'bad neighbour' icycle & public transport, & it will set that the footway on the intrance).
Classification	Developa	able (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	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	Fis048	Settlement:	Fishtoft	Phase two SHLAA sites		
Address	Land to the north of Cla	mpgate Road, Fishtoft				
Site area (Hectares)	1.52 Site capacity at 30 dph:	46 Site capacity at 25 dph:	38 Site capacity at 20 dph:	30 Site capacity from planning permissions:		
Availability	Is the site available	Yes Yes		permissions		
Explanation	Although there is no pla	nning permission or allo	ocation, there are no knov	vn legal or ownership problems.		
Achievability	Is the site achievab	Yes				
Explanation	although flood mitigation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 6			
Suitability	Is the site suitable?	No				
Explanation	The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural assets, the site's development would have adverse impacts on heritage assets (listed buildings to its south). Furthermore, the site's development would have adverse impacts upon the character and appearance of the area, by extending the village's built-up area into an area with a countryside character, whereas alternative sites car consolidate the built-up area with lesser impacts. Clampgate Road and Burton Croft Road currently provide a strong and defensible boundary to the village's built-up area and, if this 'boundary' is breached, there could also be pressure for the development of further land to the site's north, particularly given that its northern boundary does not follow any geographic feature.  INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.  SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.  TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it wil not create or exacerbate traffic problems.  Unsuitable, due to adverse environmental impacts.					
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 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		