

Reference	Fis004	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Clampgate 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		
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 achievable?	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: 17 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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft, but would potentially deliver more than 80% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs</p> <p>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 can 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.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>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.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</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	Fis007	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Gaysfield 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: <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 moderate. 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 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 125 Delivered in yrs 16-20: 18 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is not in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets nor upon the character and appearance of the area (public views into the site are limited). Although the site's development could have adverse impacts on heritage assets (a neighbouring listed building), it is likely that these impacts could be prevented by careful layout and design.</p> <p>INFRASTRUCTURE - it will not lead to the loss of existing infrastructure. Given its scale, the site's development may overburden existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - although services & facilities are potentially accessible on foot, & by bicycle & public transport, the Highway Authority indicates that the frontage to Gaysfield Road is too far out of the village for this site to work as a stand-alone development.</p> <p>Unsuitable, due to its scale, & 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	Fis009	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Fishtoft 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		
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, 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 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:		4	
	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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site is unrelated to the village's built-up area, & its development would create an incongruous group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Fishtoft's existing services & facilities, it is not located adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts, 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	Fis010	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Church 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. The owner indicates that the site will not be available before 2016.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate 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 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: 10 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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, 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 can consolidate the built-up area with lesser impacts.</p> <p>INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, part of the site is in use as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that (given the location of the site, its poor accessibility to strategic routes, & the level of existing, operational employment uses in and adjacent to Fishtoft & the amount of housing being proposed there) this site should not be allocated for employment use.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, the majority of the site is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to scale and adverse environmental impacts.</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	Fis011	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Clampgate 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		
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, 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		
Explanation	<p>The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft, but would potentially deliver more than 80% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs</p> <p>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 can 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.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>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.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</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	Fis016	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Church 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 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, 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 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		20	
	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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, nor upon the character and appearance of the area (public views into the site are limited).</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - although services & facilities are potentially accessible on foot, & by bicycle & public transport, the Highway Authority indicates that the Church Green Drive opening onto Church Green Road is not large enough to provide an adoptable estate access road access to this site</p> <p>Unsuitable, due to 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	Fis022	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Fishtoft Road, Fishtoft			
Site area (Hectares)	1.71 Site capacity at 30 dph:	51 Site capacity at 25 dph:	43 Site capacity at 20 dph:	34 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	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: 10 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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft, but would potentially deliver nearly 70% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, nor upon the character and appearance of the area - although it has a countryside appearance, views into the site are available from the west only & its development will not greatly change the area's character.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & the Highway Authority indicates that the carriageway of Fishtoft Road is suitable to provide access to this land. The visibility in both directions appears to be adequate and the frontage already has a footway. Some further work may need to be done to establish that the opening onto Fishtoft Road is wide enough to accommodate the plan footprint of a suitable junction.</p> <p>Consequently, the site is considered 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	

Reference	Fis026	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Clampgate 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.			
Achievability	Is the site achievable?	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: 11 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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft, but would potentially deliver more than 70% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs</p> <p>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 can 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.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>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.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</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	Fis027	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Clamgate Road and east of Burton Croft 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very 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 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		12	
	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 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 can consolidate the built-up area with lesser impacts. Clamgate 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 along the frontages of both roads. 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 will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</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	Fis028	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Burton 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	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very 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 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		10	
	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 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 can consolidate the built-up area with lesser impacts. Clamgate 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 along Burton Croft Road's frontage. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is accessible to Fishtoft's existing services & facilities, the site is not located adjacent to Fishtoft's existing 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 will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</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	Fis029	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Burton 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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very 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 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		4	
	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 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 can consolidate the built-up area with lesser impacts. Clamgate 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 along Burton Croft Road's frontage. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is accessible to Fishtoft's existing services & facilities, the site is not located adjacent to Fishtoft's existing 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 will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</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	Fis030	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Clampgate Road, Fishtoft			
Site area (Hectares)	0.27 Site capacity at 30 dph:	<input type="text" value="8"/> Site capacity at 25 dph:	<input type="text" value="7"/> Site capacity at 20 dph:	<input type="text" value="5"/> 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. Multiple owners, but they are working together.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very 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:	5
	Delivered in yrs 11-15:		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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>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 can 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 along the frontages of both roads.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>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.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input 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	

Reference	Fis032	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Fishtoft Road, Fishtoft			
Site area (Hectares)	2.07 Site capacity at 30 dph:	62 Site capacity at 25 dph:	52 Site capacity at 20 dph:	41 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 also likely to be moderate. 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:		17	
	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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft, but would potentially deliver more than 80% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, 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 can consolidate the built-up area with lesser impacts.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is accessible to Fishtoft's existing services & facilities, the site is not located adjacent to Fishtoft's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</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	Fis034	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land between Southfield 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? <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	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very 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 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: 7 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> No			
Explanation	<p>The site is in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would have adverse impacts upon the character and appearance of the area - the site is unrelated to the village's built-up area, & its development would greatly increase the visual impact of an existing small & relatively scattered group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - the site is neither accessible to Fishtoft's existing services & facilities nor located adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - although it will not create or exacerbate traffic problems, services & facilities are not potentially accessible on foot, & by bicycle & public transport</p> <p>Unsuitable, due to adverse environmental and transport impacts, 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	Fis035	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land off Wythes Lane, Fishtoft			
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? <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	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very 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 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: 1 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> No			
Explanation	<p>The sites are in scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>ENVIRONMENTAL IMPACTS - although they will not have adverse impacts on natural or heritage assets, the sites' development would have adverse impacts upon the character and appearance of the area - the sites are unrelated to the village's built-up area, & their development would create two incongruous groups of dwellings in the countryside.</p> <p>INFRASTRUCTURE - they will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - the sites are neither accessible to Fishtoft's existing services & facilities nor located adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - although the sites have little amenity value & there are no nearby 'bad neighbour' uses, they are Grade 1 agricultural land & are not previously developed.</p> <p>TRANSPORT - although they will not create or exacerbate traffic problems, services & facilities are not potentially accessible on foot, & by bicycle & public transport</p> <p>Unsuitable, due to adverse environmental and transport impacts, 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	Fis040	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>					
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:	20
Availability	Is the site available?		Yes						
Explanation	Outline planning permission (reference B/15/0424) is outstanding for the development of 20 dwellings.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, & opening-up infrastructure costs are likely to be moderate/high, given that the site will need to be cleared & potentially decontaminated, & given that flood mitigation costs are likely. Outline planning permission is outstanding, and there is a reasonable prospect that it will soon 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:		20						
	Delivered in yrs 11-15:								
	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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft. ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, & the site's redevelopment would have little impact upon the character & appearance of the area (indeed, there is the potential for environmental improvements).</p> <p>INFRASTRUCTURE - although it will not place undue burdens on existing infrastructure, the site is in use as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that (given the location of the site, its poor accessibility to strategic routes, & the level of existing, operational employment uses in and adjacent to Fishtoft & the amount of housing being proposed there) this site should not be allocated for employment use.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located partly within & partly adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no amenity value, there are no nearby 'bad neighbour' uses, the site is not agricultural land, & is previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & the Highway Authority indicates that the redevelopment of this haulage site for residential use would be acceptable and desirable in highway terms. The existing access is suitable to be adapted for residential use.</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (06-10)								
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	Fis041	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Church Green Road, Fishtoft			
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 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	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very 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? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 50 dwellings which the Plan seeks to be developed in Fishtoft, but would potentially deliver nearly 80% of the village's requirements. Any unforeseen problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural assets, & its development would not have adverse impacts upon the character and appearance of the area - although it would extend the village's built-up area into an area with a countryside character, it nonetheless has a good relationship with the existing built-up area (land to its south and west has a strongly 'village' character) & it will have lesser visual impacts than some other sites which seek to extend the village. Potential impacts on the nearby listed church would need to be mitigated - low density, 2-storey max, traditional roof pitches/walling materials, view of the tower retained, & provision of a group of native trees in the public realm.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's services, & is located adjacent to the built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & the Highway Authority indicates that the carriageway of Church Green Road is suitable to serve residential development on this site and the frontage is long enough to be able to accommodate the required radii & visibility splays. However, a footway would need to be provided along the east side of the carriageway to provide a safe pedestrian link to the centre of the village.</p> <p>Consequently, the site is considered 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	

Reference	Fis043	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Church 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 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 also likely to be moderate, 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 9, and be completed before year 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 125 Delivered in yrs 16-20: 74 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in not scale with the 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site is out-of-scale with, and would dominate, the existing village.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to its scale and 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	Fis044	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Church Green Road, Fishtoft			
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		
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, but opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 13 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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it is unrelated to the existing village, and would create an incongruous group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is less accessible to Fishtoft's existing services & facilities, & is not located within or adjacent to Fishtoft's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to scale, adverse environmental impacts, 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	Fis046	Settlement:	Fishtoft	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Gaysfield Road, Fishtoft			
Site area (Hectares)	2.69 Site capacity at 30 dph:	81 Site capacity at 25 dph:	67 Site capacity at 20 dph:	54 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	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation & highway improvement costs) . If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewage disposal networks. Development is assumed to begin in year 9, and to be completed before year 15.			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 16 Delivered in yrs 11-15: 29 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 broadly in scale with the 50 dwellings sought in Fishtoft but would potentially deliver all of the village's requirements. Problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural assets nor upon the character and appearance of the area (public views into the site are limited). However, it abuts the grade 2 listed Fishtoft Manor, & its development is likely to have a detrimental effect on the setting of the listed building unless it can be organised in such a way as to have a green landscaped space where it abuts the listed building's garden (which will potentially limit its capacity to 45). This could assist in its mitigation. It would need to be carefully assessed and designed.</p> <p>INFRASTRUCTURE - it will not lead to the loss of existing infrastructure, though care would be needed to ensure that the value of the adjacent scout open space is not undermined. Although it is a relatively large site, its development is unlikely to overburden existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little amenity value & there are no nearby 'bad neighbour' uses, it is Grade 1 agricultural land & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems - the Highway Authority indicates that the footway on the eastern side of Gaysfield Road would need to be extended up to the site entrance).</p> <p>Despite the issues with environmental impacts and infrastructure, the site is considered 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	

Reference	Fis048	Settlement:	Fishtoft	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of Clampgate 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		
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, 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:		6	
	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 50 dwellings which the emerging Local Plan seeks to be developed in Fishtoft.</p> <p>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 can 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.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Fishtoft's existing services & facilities, & is located adjacent to Fishtoft's built-up area.</p> <p>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.</p> <p>TRANSPORT - services & facilities are potentially accessible on foot, & by bicycle & public transport, & it will not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts.</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	