

Reference	Fle003	Settlement:	Fleet Hargate	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Fleet Road, Fleet Hargate			
Site area (Hectares)	1.88 Site capacity at 30 dph:	56 Site capacity at 25 dph:	47 Site capacity at 20 dph:	38 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low The water and sewerage networks require improvements and the secondary school requires extending by 300 places. If it is allocated, there is a reasonable prospect that it would be developed but owing to the improvements to the water and sewerage networks it is 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: 16 Delivered in yrs 11-15: 22 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 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. There may be a minor affect on a heritage asset; a listed milestone. The impact of the development would depend on the location of the access road and the nature of the boundary treatments. As long as the location of the stone is taken into account, so that it is not damaged, the impact is low. The heritage consideration need not impact on the suitability of the site for development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is located against existing development. The owners have agreed to be reduced the site by approximately half to that shown on the plan. This is a more acceptable option.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The Fleet Road frontage would require a footway to link to the existing network. Visibility when crossing Fleet Road north to south is constrained by a bend in the road and a hedge. Little Marsh Lane is unsuitable for vehicular access in its current form.</p> <p>Consequently, the site in its reduced form is considered suitable.</p>			
Classification	Developable (11-15)			
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	Fle004	Settlement:	Fleet Hargate	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Hallgate, Fleet Hargate			
Site area (Hectares)	13.28 Site capacity at 30 dph:	398 Site capacity at 25 dph:	332 Site capacity at 20 dph:	266 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 216 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 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.</p> <p>ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is located against development but does not relate well to the village and is too large for the villages' needs. Part of the site is filled land and the former railway runs along the southern boundary. The owners are agreeable to reduce the site to the track that crosses the site. However, a good relationship with Fleet Hargate requires the inclusion of land to the north that is against East Gate and enquiries through the Parish Council have not identified the owner. However, a reduced site with Fle009 and the site with unidentified owner would provide more than is being sort in Fleet Hargate.</p> <p>TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The site is very large and too far out of the village and has inadequate pedestrian access.</p> <p>Consequently, the site is considered unsuitable.</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 Fle009 Settlement: Fleet Hargate Phase two SHLAA sites

Address Land to the east of Burgess Drive, Fleet Hargate

Site area (Hectares) 3.31 Site capacity at 30 dph: 99 Site capacity at 25 dph: 83 Site capacity at 20 dph: 66 Site capacity from planning permissions:

Availability Is the site available? Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability Is the site achievable? Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 16
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is located against development and relates well to the village. It would need to be developed with Fle004 to provide a suitable context and access.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. The land does not appear to be connected to a public highway.
Consequently, the site is considered unsuitable.

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 **Fle010** **Settlement:** Fleet Hargate **Phase two SHLAA sites**

Address Land to the west of Eastgate, Fleet Hargate

Site area (Hectares) 2.78 **Site capacity at 30 dph:** 83 **Site capacity at 25 dph:** 70 **Site capacity at 20 dph:** 56 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 62
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is located against existing development and relates well to the village. Another section was separated from the village and did not relate well to it and with the agreement of the owner was deleted.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. However, access onto East Gate is not available and the alternative onto Hocklesgate is not suitable because it is too narrow with no opportunity for widening without acquiring garden from frontage property.
Consequently, the site is not considered suitable.

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 **Fle011** **Settlement:** Fleet Hargate **Phase two SHLAA sites**

Address Land to the west of Washway Road, Fleet Hargate

Site area (Hectares) 1.94 **Site capacity at 30 dph:** 58 **Site capacity at 25 dph:** 48 **Site capacity at 20 dph:** 39 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation 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: 15
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Fleet Hargate's existing services and facilities and is located adjacent to Fleet Hargate's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it is to the west of the B1515. Its development would harm the area's character; and the proximity of the A17 may impact on the amenities that would be enjoyed by new dwellings on the site. The site has some filled ground.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Vehicular access to the site would require substantial visibility splays due to the alignment of the B1515. Development would also increase pedestrian crossing of the wide and often busy road.
Consequently, the site is considered unsuitable.

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 Fle012 **Settlement:** Fleet Hargate **Phase two SHLAA sites**

Address Land to the east of Lowgate, Fleet Hargate

Site area (Hectares) 0.36 **Site capacity at 30 dph:** 11 **Site capacity at 25 dph:** 9 **Site capacity at 20 dph:** 7 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be 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: 7
Delivered in yrs 11-15:
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - It may have adverse impacts on natural, built and heritage assets. There are some large trees on the Low Gate frontage which are in the Conservation Area. Fleet House is Grade 2 listed. Any impacts on natural, built or heritage assets should be prevented by careful design and layout.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Fleet Hargate's existing services and facilities and is located within Fleet Hargate's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is within the conservation area and is within the grounds of a listed building. There are also some large trees on the Lowgate frontage. These all restrict the number of dwellings that the site can hold; less than the 7 it could hold at 20dph.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference **Fle017** **Settlement:** Fleet Hargate **Phase two SHLAA sites**

Address Land to the north of Old Main Road, Fleet Hargate

Site area (Hectares) 0.47 **Site capacity at 30 dph:** 14 **Site capacity at 25 dph:** 12 **Site capacity at 20 dph:** 9 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation There is planning permission for a single dwelling and garage (H05-0863-13) on the frontage of the site.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 9
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural or built assets. The site sits within the Conservation area and is located in the historic core of the village. The village envelope and conservation area coincide along the rear boundary of the site. Backland development is a feature of the Fleet Road frontage at this location. Any development proposal would need to be informed by a Heritage Impact Assessment which would need to address its impact on the historic townscape how the proposal would preserve and enhance the character and appearance of the conservation area.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Fleet Hargate's existing services and facilities and is located within Fleet Hargate's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is mostly within the conservation area. Planning permission has been granted for a dwelling and garage on the front of the site which will restrict or prevent further development to the site. However, it is understood this may not be implemented.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport.
Consequently, the site is considered suitable.

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 **Fle019** **Settlement:** Fleet Hargate **Phase two SHLAA sites**

Address Land to the north of Fleet Road, Fleet Hargate

Site area (Hectares) 0.42 **Site capacity at 30 dph:** 13 **Site capacity at 25 dph:** 10 **Site capacity at 20 dph:** 8 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 8
Delivered in yrs 11-15:
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - it is unlikely have adverse impacts on natural or heritage assets, but would have adverse effects on the character and appearance of the area - it would create ribbon development which would (in relation to the number of dwellings it would deliver) significantly increase the visual impact and perceived extent of the village's built-up area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Fleet Hargate's existing services and facilities, and is located adjacent to the existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses & is not agricultural land. However, it is not previously developed land, and has some amenity value (principally as a consequence of the shrubs, trees & hedgerow it contains). It would, however, require residents to cross the B1515, close to a bend in order to access facilities within the village.
TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport, and its development is unlikely to create or exacerbate traffic problems.

Unsuitable, due to adverse environmental impacts.

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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fle020	Settlement:	Fleet Hargate	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land between Old Main Road and the A17, Fleet Hargate			
Site area (Hectares)	3.07 Site capacity at 30 dph:	92 Site capacity at 25 dph:	77 Site capacity at 20 dph:	61 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 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: 11 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 70 dwellings sought to be developed in Fleet Hargate.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, and would not harm the area's character & appearance - it does not have a countryside character, & is surrounded by development & highways. However, part of the site lies within the Fleet Hargate Conservation Area and the Grade II listed building The Laurels is located adjacent to a possible southern access point. The Conservation Officer advises the development of the site is likely to have a very negative effect on both assets, & it is not considered there is any potential mitigation for this issue.</p> <p>INFRASTRUCTURE - will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p>LOCATION - accessible to existing services, and located adjacent to the built-up area;</p> <p>SITE CHARACTERISTICS - it is not agricultural land, and has little intrinsic amenity value. However, it is not previously developed land, and it is adjacent to a potential 'bad neighbour' use (the A17 highway). SHDC Environmental Health Dept indicates that its development will require accoustic analysis and treatment.</p> <p>TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport. The Highway Authority comments that access would not be permitted off the A17 & it would be preferable not to create a new junction onto Fleet Road, though geometrically it would be possible. If access were to be provided onto the B1515, footways would need to be extended to the site entrance. The existing field opening onto Old Main Road does not appear wide enough to accommodate the junction and the required visibility splays & is located directly opposite Mayfair Close. The preferred option would be to access this site via the junction onto Old Main Rd to the east of 'Broad Lands'.</p> <p>Unsuitable, due to adverse environmental impacts and site characteristics (highway noise).</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 Ged010 Settlement: Fleet Hargate Phase two SHLAA sites

Address Land to the east of Topgate, Fleet Hargate

Site area (Hectares) 1.87 Site capacity at 30 dph: 56 Site capacity at 25 dph: 47 Site capacity at 20 dph: 37 Site capacity from planning permissions:

Availability Is the site available? Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability Is the site achievable? Yes

Explanation Good achievability. Values are relatively high, and 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: 13
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Fleet Hargate's existing services and facilities but is slightly separated from Fleet Hargate's existing built-up area (defined settlement limit) by a highway;
SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it is to the east of Topgate. Its development would greatly increase the perceived extent of Fleet Hargate's built-up area and would harm the area's character and begin to join Fleet Hargate and Gedney Church End together.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport but at present there is inadequate pedestrian access.
Consequently, the site is considered unsuitable.

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 **Ged011** **Settlement:** Fleet Hargate **Phase two SHLAA sites**

Address Land to the south of Old Main Road, Fleet Hargate

Site area (Hectares) 5.8 **Site capacity at 30 dph:** 174 **Site capacity at 25 dph:** 145 **Site capacity at 20 dph:** 116 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 66
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site is not in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Fleet Hargate's existing services and facilities and is adjacent Fleet Hargate's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it extends so far to the south. Its development would greatly increase the perceived extent of Fleet Hargate's built-up area and would harm the area's character and begin to join Fleet Hargate and Gedney Church End together. Part of the site is filled land, possibly a former dyke.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. However, at present there is inadequate pedestrian access and the access appears too narrow to accommodate the required junction radii and visibility splays without third party land.
Consequently, the site is considered unsuitable.

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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference Ged015 Settlement: Fleet Hargate Phase two SHLAA sites

Address Land at The Beeches, Main Road, Fleet Hargate

Site area (Hectares) 1.68 Site capacity at 30 dph: 50 Site capacity at 25 dph: 42 Site capacity at 20 dph: 34 Site capacity from planning permissions:

Availability Is the site available? Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability Is the site achievable? Yes

Explanation Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 10
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site is in scale with the 70 dwellings which the emerging Local Plan seeks to be developed in Fleet Hargate.
ENVIRONMENTAL IMPACTS - It is unlikely to have adverse impacts on natural, built or heritage assets.
INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.
LOCATION - It is accessible to Fleet Hargate's existing services and facilities but is not adjacent Fleet Hargate's existing built-up area (defined settlement limit);
SITE CHARACTERISTICS - The site is highly visible and poorly related to the existing built-up area, because it is not adjacent Fleet Hargate. Its development, along with other submitted and unsubmitted land would greatly increase the perceived extent of Fleet Hargate's built-up area and would harm the area's character. They would begin to join Fleet Hargate and Gedney Church End together.
TRANSPORT - Services and facilities are potentially accessible by foot, bicycle and public transport. Access from the A17 would not be acceptable.
Consequently, the site is considered unsuitable.

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