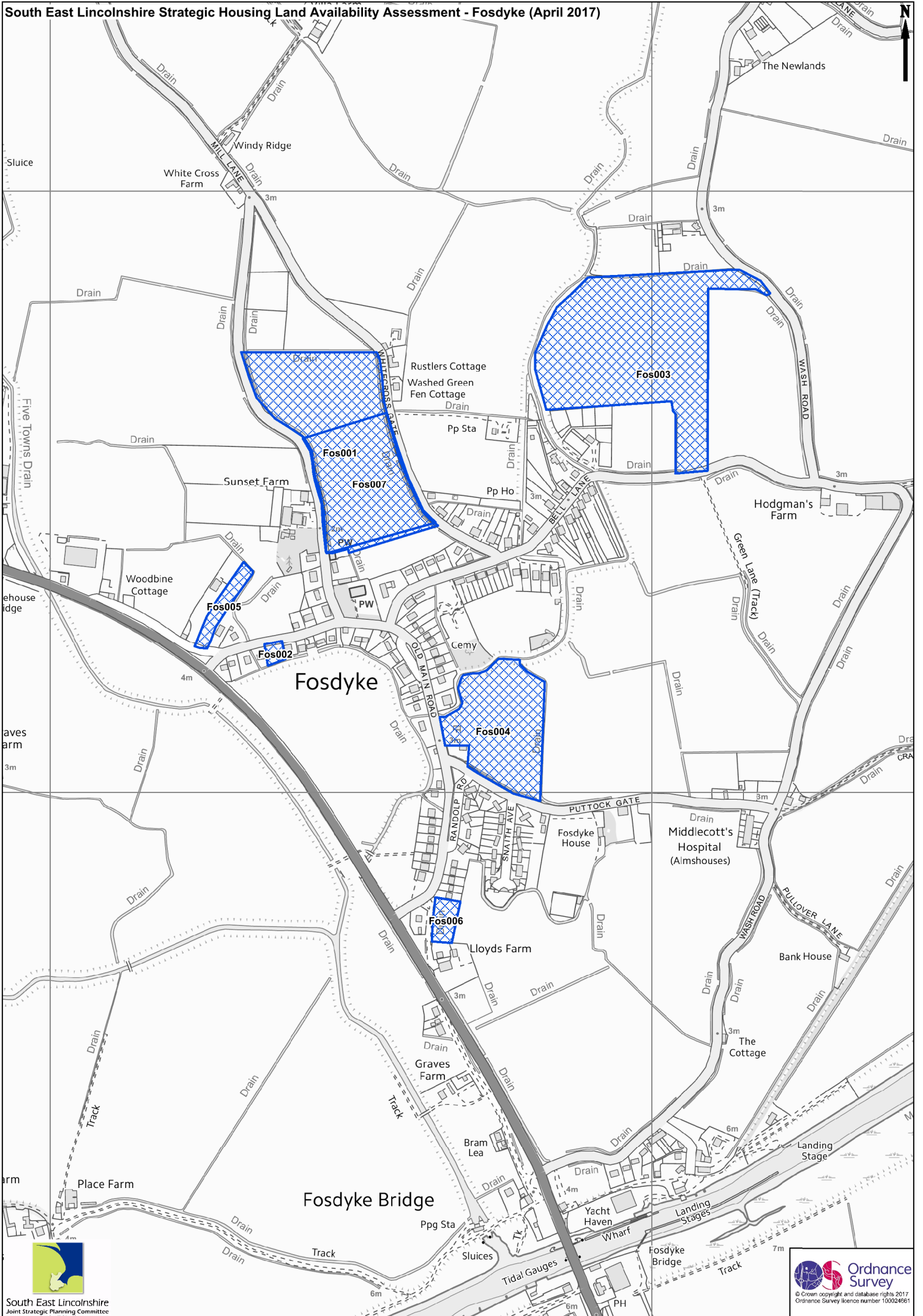


South East Lincolnshire Strategic Housing Land Availability Assessment - Fosdyke (April 2017)



**Reference** Fos001 **Settlement:** Fosdyke **Phase two SHLAA sites**

**Address** Land to the west of Whitecross Gate, Fosdyke

**Site area (Hectares)** 5.66 **Site capacity at 30 dph:** 170 **Site capacity at 25 dph:** 142 **Site capacity at 20 dph:** 113 **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, 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: 63  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** No

**Explanation**  
The site would create an extension to Fosdyke, where the emerging Local Plan seeks the identification of no new allocations.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. Although the site's development could have adverse impacts on heritage assets (nearby listed buildings), any such impacts could be prevented by careful design. However, its development would have adverse impacts upon the character and appearance of the area - the site's relationship with the existing village is poor, and its development would extend Fosdyke's built-up area into an area with a countryside character.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Fosdyke's existing services and facilities, & is located adjacent to Fosdyke's existing built-up area.  
SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land and is not previously developed land.  
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.  
  
Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.

**Classification** **Undevelopable**

<b>Flood risk</b>	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	

<b>Reference</b>	<b>Fos002</b>	<b>Settlement:</b>	Fosdyke	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Old Main Road, Fosdyke			
<b>Site area (Hectares)</b>	0.11	<b>Site capacity at 30 dph:</b>	3	<b>Site capacity at 25 dph:</b>
			3	<b>Site capacity at 20 dph:</b>
				2
				<b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>			
	Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>			
	Yes			
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	Delivered in yrs 1-5: Delivered in yrs 6-10: 2 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
<b>Suitability</b>	<b>Is the site suitable?</b>			
	No			
<b>Explanation</b>	<p>The site would create an extension to Fosdyke, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and the site's development would not have adverse impacts upon the character and appearance of the area - it is within Fosdyke's built-up area, and its development would appear as natural infill.</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 Fosdyke's existing services and facilities, &amp; is located within Fosdyke's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, &amp; it is not agricultural land. However, it is not previously developed land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services &amp; facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard Low hazard <b>Danger for some</b> <b>Danger for most</b> Danger for all	No Depth 0m to 0.25m <b>0.25m to 0.50m</b> 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fos003</b>	<b>Settlement:</b>	Fosdyke	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Bell Lane, Fosdyke			
<b>Site area (Hectares)</b>	6.63 <b>Site capacity at 30 dph:</b>	199 <b>Site capacity at 25 dph:</b>	166 <b>Site capacity at 20 dph:</b>	133 <b>Site capacity from planning permissions:</b> <input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	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.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 83 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site would create an extension to Fosdyke, where the emerging Local Plan seeks the identification of no new allocations.</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 relates poorly to the village's existing built up area, and would substantially increase the impact of the village's built-up area on its rural surroundings.</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 Fosdyke's existing services and facilities, it is not located within or adjacent to Fosdyke's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour ' uses, it is grade 1 agricultural land and is not previously developed land.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services &amp; facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard Low hazard <b>Danger for some</b> Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <b>0.50m to 1.0m</b> 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fos004</b>	<b>Settlement:</b>	Fosdyke	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Old Main Road, Fosdyke			
<b>Site area (Hectares)</b>	2.77 <b>Site capacity at 30 dph:</b>	83 <b>Site capacity at 25 dph:</b>	69 <b>Site capacity at 20 dph:</b>	55 <b>Site capacity from planning permissions:</b> <input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 5 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site would create an extension to Fosdyke, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - it relates well to the existing village and, although it would inevitably change the area's character, its visual impacts would be broadly acceptable.</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 Fosdyke's existing services and facilities, &amp; is located adjacent to Fosdyke's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour ' uses, it is grade 1 agricultural land and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services &amp; facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard Low hazard <b>Danger for some</b> <b>Danger for most</b> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <b>0.50m to 1.0m</b> 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fos005</b>	<b>Settlement:</b>	Fosdyke	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Old Main Road, Fosdyke			
<b>Site area (Hectares)</b>	0.34 <b>Site capacity at 30 dph:</b>	10 <b>Site capacity at 25 dph:</b>	8 <b>Site capacity at 20 dph:</b>	7 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	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 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		7	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site would create an extension to Fosdyke, where the emerging Local Plan seeks the identification of no new allocations.</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 would create a form of development that would appear poorly related to 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 Fosdyke's existing services and facilities, &amp; is located adjacent to Fosdyke's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, and services &amp; facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone 3b	No hazard Low hazard <b>Danger for some</b> Danger for most Danger for all	No Depth 0m to 0.25m <b>0.25m to 0.50m</b> 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fos006</b>	<b>Settlement:</b>	Fosdyke	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the east of Old Main Road, Fosdyke			
<b>Site area (Hectares)</b>	0.27	<b>Site capacity at 30 dph:</b>	8	<b>Site capacity at 25 dph:</b>
			7	<b>Site capacity at 20 dph:</b>
				5 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>			
<b>Explanation</b>	Yes			
	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>			
<b>Explanation</b>	Yes			
	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 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 5 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>			
<b>Explanation</b>	No			
	<p>The site would create an extension to Fosdyke, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and the site's development would not have adverse impacts upon the character and appearance of the area - although it would create 70m of ribbon development (which is an undesirable form of development generally) it would be in character with the local form of development, and would effectively fill a relatively small gap between the village and an existing house and farm.</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 Fosdyke's existing services and facilities, &amp; is located adjacent to Fosdyke's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value. However, the nearby A17 may create disturbance for any new dwellings, it is best and most versatile agricultural land, and is not previously developed land.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services &amp; facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	No hazard Low hazard <b>Danger for some</b> Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <b>0.50m to 1.0m</b> 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fos007</b>	<b>Settlement:</b>	Fosdyke	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>					
<b>Address</b>	Land between Mill Lane and Whitecross Gate, Fosdyke								
<b>Site area (Hectares)</b>	3.04	<b>Site capacity at 30 dph:</b>	91	<b>Site capacity at 25 dph:</b>	76	<b>Site capacity at 20 dph:</b>	61	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	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).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		11						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site would create an extension to Fosdyke, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. Although the site's development could have adverse impacts on heritage assets (nearby listed buildings), it is likely that any such impacts could be prevented by careful design. However, its development would have adverse impacts upon the character and appearance of the area - the site's relationship with the existing village is poor, and its development would extend Fosdyke's built-up area into an area with a countryside 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 Fosdyke's existing services and facilities, &amp; is located adjacent to Fosdyke's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is best and most versatile agricultural land and is not previously developed land.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services &amp; facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	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			