

	Fos001	Settlement:	Fosdyke	Phase two SHLAA sites
Address	Land to the west of Wh	itecross Gate, Fosdyke		
Site area (Hectares)	5.66 Site capacity at 30 dph:	170 Site capacity at 25 dph:	Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
explanation	Although there is no pla	anning permission or al	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
explanation	low, although flood mit	igation costs are likely.		cture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 63	
Buitability	Is the site suitable?	No		
	could be prevented by one character and appearant development would extend the control of the country of the co	careful design. Howeve ace of the area - the site end Fosdyke's built-up ill not lead to the loss o	r, its development would e's relationship with the e area into an area with a o of, nor place undue burde	ted buildings), any such impacts have adverse impacts upon the xisting village is poor, and its countryside character. Ins on, existing infrastructure.
	existing built-up area. SITE CHARACTERISTICS neighbour ' uses, it is gr TRANSPORT - it will not accessible by bicycle, or	ade 1 agricultural land create or exacerbate t n foot or by public trans	and is not previously devoration ground serving sport.	ue and there are no nearby 'bad eloped land. ces & facilities are potentially and adverse environmental impacts
Classification	existing built-up area. SITE CHARACTERISTICS neighbour ' uses, it is gr TRANSPORT - it will not accessible by bicycle, or Unsuitable, due to conf	ade 1 agricultural land create or exacerbate t n foot or by public trans	and is not previously devoration ground serving sport.	eloped land. ces & facilities are potentially

Reference	Fos002	Settlement:	Fosdyke	Phase two SHLAA sites
Address	Land to the south of Old Main	Road, Fosdyke		
Site area (Hectares)	0.11 Site capacity at 30 dph:	Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no planning	permission or allo	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation	-	ts are likely. If it is a	llocated, there is a reason	re costs are likely to be very low, nable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2	
Suitability	Is the site suitable?	No		
	development would not have Fosdyke's built-up area, and i INFRASTRUCTURE - it will not LOCATION - it is accessible to built-up area.	adverse impacts up ts development wo lead to the loss of, Fosdyke's existing s ite has little intrins owever, it is not pro- e or exacerbate trai or by public transpo	on the character and appuld appear as natural infinor place undue burdens ervices and facilities, & is a menity value, there are viously developed land. fic problems, and service ort.	on, existing infrastructure. I located within Fosdyke's existing e no nearby 'bad neighbour' uses,
Classification	Undevelo	pable		
Flood risk Zone Zone	e 2 e 3a	No hazard Low hazard Danger for so Danger for m Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fos003	Settlement:	Fosdyke	Phase two SHLAA sites
Address	Land to the north of Be	ell Lane, Fosdyke		
Site area (Hectares)	6.63 Site capacity at 30 dph:	199 Site capacity at 25 dph:	166 Site capacity at 20 dph:	133 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	-	anning permission or allo at the site will not be ava		own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	low, although flood mi		f it is allocated, there is	cture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 83	
Suitability	Is the site suitable	? No		
	development would ha poorly to the village's e built-up area on its rura INFRASTRUCTURE - it w LOCATION - although it adjacent to Fosdyke's e SITE CHARACTERISTICS neighbour ' uses, it is g TRANSPORT - it will not accessible by bicycle, o	eve adverse impacts upon existing built up area, and al surroundings. Evill not lead to the loss of a saccessible to Fosdyke existing built-up area. Evill although the site has literade 1 agricultural land at create or exacerbate train foot or by public transparents.	the character and appeal would substantially income place undue burded is existing services and fattle intrinsic amenity valued is not previously development.	on natural or heritage assets, its parance of the area - the site relates rease the impact of the village's ans on, existing infrastructure. Accilities, it is not located within or ue and there are no nearby 'bad eloped land. Ces & facilities are potentially adverse environmental impacts,
Classification	Unde	evelopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fos004	Settlement:	Fosdyke	Phase two SHLAA sites
Address	Land to the east of Old	Main Road, Fosdyke		
Site area (Hectares)	2.77 Site capacity at 30 dph:	83 Site capacity at 25 dph:	69 Site capacity at 20 dph:	55 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	low, although flood mit	igation costs are likely. I		cture costs are likely to be relatively a reasonable prospect that it would ar 15).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 5	
Suitability	Is the site suitable?	No		
	development would no well to the existing villa would be broadly acceptored in the LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS neighbour ' uses, it is grand the company of t	t have adverse impacts uge and, although it would btable. fill not lead to the loss of ble to Fosdyke's existing - although the site has lifted a lagricultural land a create or exacerbate train foot or by public transp	upon the character and a ld inevitably change the a f, nor place undue burde a services and facilities, & ttle intrinsic amenity valued is not previously deveaffic problems, and services and services.	I or heritage assets, & its appearance of the area - it relates area's character, its visual impacts on, existing infrastructure. It is located adjacent to Fosdyke's one and there are no nearby 'bad eloped. I decrease a facilities are potentially
Classification	Unde	velopable		
Flood risk Zone 2 Zone 3 Zone 3	2 3a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fos005	Settlement:	Fosdyke	Phase two SHLAA sites	
Address	Land to the north of Old Main Road, Fosdyke				
Site area (Hectares)	0.34 Site capacity at 30 dph:	Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 Site capacity from planning permissions:	
Availability	Is the site available	Yes Yes		ретпізэюнь.	
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.	
Achievability	Is the site achievab	Yes Yes			
Explanation	although flood mitigation		llocated, there is a reas	ture costs are likely to be low, conable prospect that it would be 0).	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		7		
Suitability	Is the site suitable?	No			
Explanation	new allocations. ENVIRONMENTAL IMPA development would ha a form of development INFRASTRUCTURE - it w LOCATION - it is accessi existing built-up area. SITE CHARACTERISTICS neighbour ' uses, it is gr TRANSPORT - it will not accessible by bicycle, or	ACTS - although it will not we adverse impacts upon that would appear poorly fill not lead to the loss of, ble to Fosdyke's existing seathough the site has litted ade 1 agricultural land an create or exacerbate train foot or by public transports	have adverse impacts of the character and apper related to the existing nor place undue burder ervices and facilities, & the intrinsic amenity valued is not previously dever fic problems, and service	ns on, existing infrastructure. is located adjacent to Fosdyke's ue and there are no nearby 'bad	
Classification	Unde	evelopable			
Flood risk Zone 1 Zone 2 Zone 3: Zone 3:	a	No hazard Low hazard Danger for so Danger for mo Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Fos006 Settlement:	Fosdyke	Phase two SHLAA sites
Address	Land to the east of Old Main Road, Fosdyke		
Site area (Hectares)	0.27 Site capacity 8 Site capacity at 30 dph: at 25 dph:	7 Site capacity at 20 dph:	5 Site capacity from planning
Availability	Is the site available?		permissions:
Explanation	Although there is no planning permission or all	ocation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievable?		
Explanation	Moderate achievability. Values are moderate, be although flood mitigation costs are likely. If it is developed (assumed to begin in year 7, and be	allocated, there is a reas	onable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:	5	
Suitability	Is the site suitable?		
	new allocations. ENVIRONMENTAL IMPACTS - it will not have ac development would not have adverse impacts would create 70m of ribbon development (whi be in character with the local form of development have village and an existing house and farm. INFRASTRUCTURE - it will not lead to the loss of LOCATION - it is accessible to Fosdyke's existing existing built-up area. SITE CHARACTERISTICS - the site has little intring disturbance for any new dwellings, it is best and developed land. TRANSPORT - it is unlikely to create or exacerbancessible by bicycle, on foot or by public trans Unsuitable, due to conflict with the emerging P	upon the character and appendix is an undesirable formment, and would effectively f, nor place undue burder g services and facilities, & asic amenity value. Howeved most versatile agriculturate traffic problems, and sport.	opearance of the area - although it of development generally) it would y fill a relatively small gap between as on, existing infrastructure. is located adjacent to Fosdyke's er, the nearby A17 may create ral land, and is not previously
Classification	Undevelopable		
i lood risk	Zone 1 Zone 2 Zone 3a Zone3b No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

	Fos007	Settlement:	Fosdyke	Phase two SHLAA sites	
Address	Land between Mill Land	e and Whitecross Gate, F	osdyke		
Site area (Hectares)	3.04 Site capacity at 30 dph:	91 Site capacity at 25 dph:	76 Site capacity at 20 dph:	61 Site capacity from planning	
Availability	Is the site available	Yes		permissions:	
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achieval	Yes			
Explanation	low, although flood mit		it is allocated, there is a	cture costs are likely to be relatively a reasonable prospect that it would ar 15).	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 11		
Suitability	Is the site suitable	No			
Explanation	new allocations. ENVIRONMENTAL IMPA development could have such impacts could be pupon the character and its development would INFRASTRUCTURE - it was LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS neighbour ' uses, it is but TRANSPORT - it is unlike accessible by bicycle, or	ACTS - it will not have adverse impacts on he prevented by careful designappearance of the area extend Fosdyke's built-urill not lead to the loss of ble to Fosdyke's existing although the site has litest and most versatile agely to create or exacerban foot or by public transports.	verse impacts on natura ritage assets (nearby list gn. However, its develo - the site's relationship of parea into an area with of nor place undue burde services and facilities, & title intrinsic amenity valicultural land and is not te traffic problems, and port.	l assets. Although the site's ted buildings), it is likely that any pment would have adverse impacts with the existing village is poor, and a countryside character. Ins on, existing infrastructure. It is located adjacent to Fosdyke's ue and there are no nearby 'bad to previously developed land. It is services & facilities are potentially and adverse environmental impacts.	
Classification	Unde	velopable			
Flood risk Zone Zone Zone Zone Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	