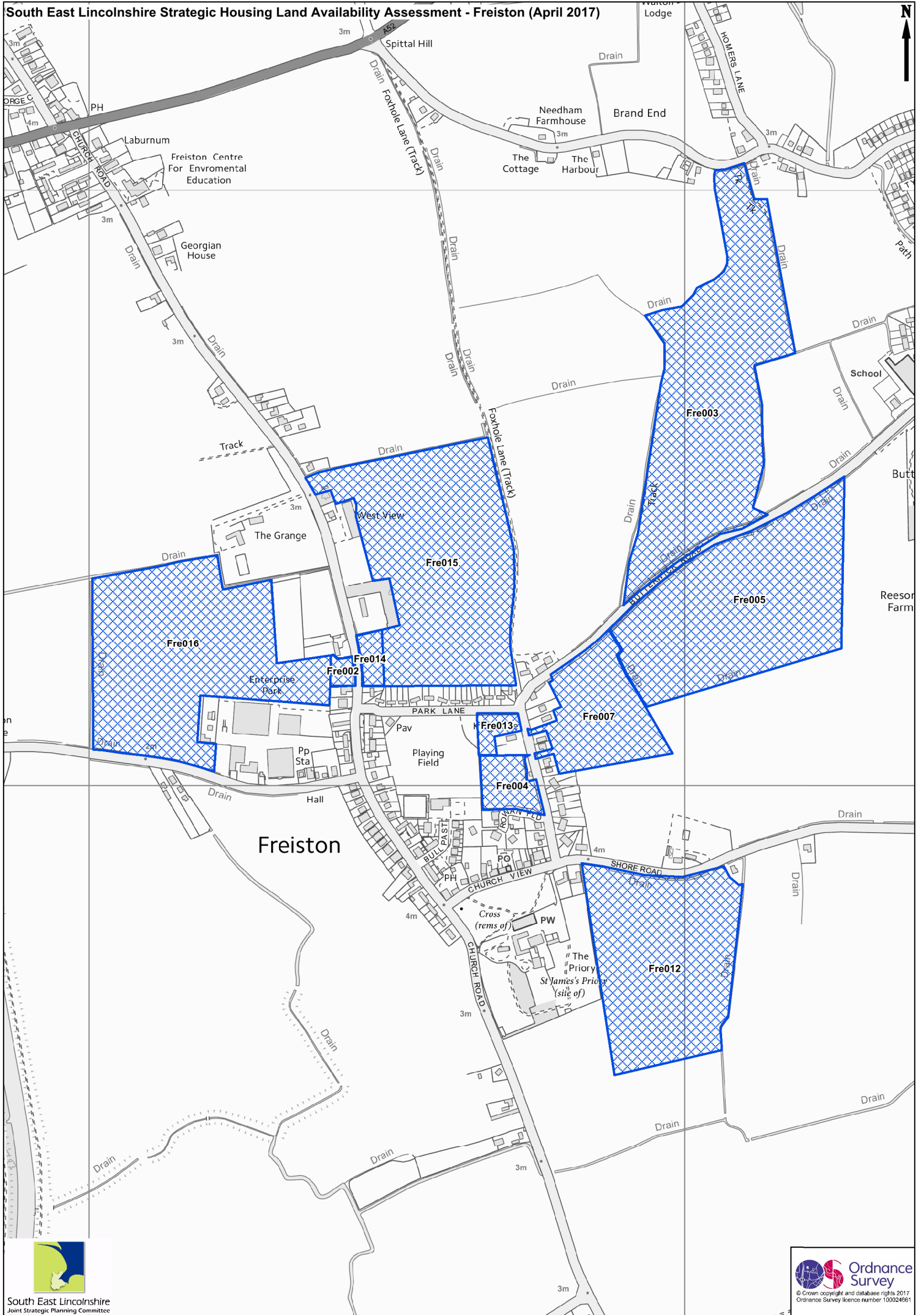


South East Lincolnshire Strategic Housing Land Availability Assessment - Freiston (April 2017)



Reference	Fre002	Settlement:	Freiston	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Church Road, Freiston.			
Site area (Hectares)	0.2 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	Planning permission is outstanding for the erection of two dwellings, and development has begun.			
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?	Yes		
Explanation	<p>The site would create an extension to Freiston, 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 relates poorly to the village's existing built form, and would create ribbon development which would significantly increase the perceived extent of the village's built-up area, but would deliver very few dwellings.</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 Freiston's existing services and facilities, & is located adjacent to Freiston'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 & facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Planning permission is outstanding for the site's residential development and thus (although the above assessment identifies that it conflicts with the emerging Plan's locational strategy, and will cause adverse environmental impacts) the site must be considered as suitable.</p>			
Classification	Developable (06-10)			
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 Fre003 **Settlement:** Freiston **Phase two SHLAA sites**

Address Land to the north of Butterwick Road, Freiston

Site area (Hectares) 10.07 **Site capacity at 30 dph:** 302 **Site capacity at 25 dph:** 252 **Site capacity at 20 dph:** 201 **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, including likely flood mitigation costs. 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:	26
Delivered in yrs 21-25:	

Suitability **Is the site suitable?** No

Explanation

The site would create an extension to Freiston, where the emerging Local Plan seeks the identification of no new allocations.

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 isolated from the village's built-up area, and development in this location would appear unrelated to the existing settlement. It would also erode the physical separation of Freiston from Butterwick.

INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.

LOCATION - it is relatively inaccessible to Freiston's existing services and facilities, & is not located within or adjacent to Freiston'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.

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, adverse environmental impacts, and poor location.

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 Fre004 **Settlement:** Freiston **Phase two SHLAA sites**

Address Land to the west of Butterwick Road, Freiston

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
The site's development would add to Freiston, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it is located within the village, it is screened from view from most directions by existing buildings and, although it is identified as a Protected Landscape Site, its development would cause little harm to the village's character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Freiston's existing services and facilities, & is located within Freiston'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.
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.

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 Fre005 Settlement: Freiston Phase two SHLAA sites

Address Land to the south of Butterwick Road, Freiston

Site area (Hectares) 8.6 Site capacity at 30 dph: 258 Site capacity at 25 dph: 215 Site capacity at 20 dph: 172 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 moderate, including likely flood mitigation costs. 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: 122
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Freiston, where the emerging Local Plan seeks the identification of no new allocations.
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 isolated from the village's built-up area, and development in this location would appear unrelated to the existing village. It would also erode the physical separation of Freiston from Butterwick.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is relatively inaccessible to Freiston's existing services and facilities, & is not located within or adjacent to Freiston'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.
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, adverse environmental impacts, and poor location.

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 Fre007 **Settlement:** Freiston **Phase two SHLAA sites**

Address Land to the south and east of Butterwick Road, Freiston

Site area (Hectares) 3.02 **Site capacity at 30 dph:** 91 **Site capacity at 25 dph:** 76 **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.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, but 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
The site would create an extension to Freiston, where the emerging Local Plan seeks the identification of no new allocations.
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 - development would relate poorly to the existing village, and would substantially increase the impact of the built-up area on its open, rural surroundings. It would also erode the physical separation of Freiston from Butterwick.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Freiston's existing services and facilities, & is located adjacent to Freiston'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.
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**

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	Fre008	Settlement:	Freiston	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Church Road, Freiston			
Site area (Hectares)	0.31 Site capacity at 30 dph:	<input type="text" value="9"/> Site capacity at 25 dph:	<input type="text" value="8"/> Site capacity at 20 dph:	<input type="text" value="6"/> Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="text" value="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="text" value="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:		6	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="text" value="No"/>		
Explanation	<p>The site would create an extension to Freiston, 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 is isolated from the village's built-up area, and development in this location would appear unrelated to the existing settlement. As such it would intensify an existing 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 - it is relatively inaccessible to Freiston's existing services and facilities, & is not located within or adjacent to Freiston'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 & 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>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 <input checked="" type="text" value="Zone 3a"/> Zone3b	No hazard Low hazard <input checked="" type="text" value="Danger for some"/> <input checked="" type="text" value="Danger for most"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <input checked="" type="text" value="1.0m to 2.0m"/> >2.0m	

Reference Fre012 **Settlement:** Freiston **Phase two SHLAA sites**

Address Land to the south of Shore Road, Freiston

Site area (Hectares) 7.23 **Site capacity at 30 dph:** 217 **Site capacity at 25 dph:** 181 **Site capacity at 20 dph:** 145 **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 moderate, including likely flood mitigation costs. 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: 95
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Freiston, 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 would potentially have an adverse impact on heritage assets (listed buildings to its west), it is considered that development on this scale also offers opportunities to mitigate such impacts effectively. However, its development would have adverse impacts upon the character and appearance of the area - it relates poorly to the existing village, and would substantially increase the impact of the built-up area on its open, rural surroundings.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Freiston's existing services and facilities, & is located adjacent to Freiston'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.
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**

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 Fre013 **Settlement:** Freiston **Phase two SHLAA sites**

Address Land to the south of Park Lane, Freiston

Site area (Hectares) 0.35 **Site capacity at 30 dph:** 10 **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. Two owners, but they are acting 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: 7
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site's development would add to Freiston, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or historical asset, & its development would not have adverse impacts upon the character and appearance of the area - it is located within the village, it is screened from view from most directions by existing buildings and, although it is identified as a Protected Landscape Site, its development would cause little harm to the village's character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Freiston's existing services and facilities, & is located within Freiston'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.
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.

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	Fre014	Settlement:	Freiston	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Church Road, Freiston			
Site area (Hectares)	0.35 Site capacity at 30 dph:	10 Site capacity at 25 dph:	9 Site capacity at 20 dph:	7 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Planning permission is outstanding for the development of 5 dwellings, and development has begun.			
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:		7	
	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 would create an extension to Freiston, 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 relates poorly to the village's existing built form, and would create ribbon development which would significantly increase the perceived extent of the village's built-up area, but would deliver relatively few dwellings.</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 Freiston's existing services and facilities, & is located adjacent to Freiston'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 & facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Planning permission is outstanding for the site's residential development and thus (although the above assessment identifies that it conflicts with the emerging Plan's locational strategy, and will cause adverse environmental impacts) the site must be considered as suitable.</p>			
Classification	Developable (06-10)			
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

Fre015

Settlement:

Freiston

Phase two SHLAA sites



Address

Land to the east of Church Road, Freiston

Site area (Hectares)

9.68	Site capacity at 30 dph:	290	Site capacity at 25 dph:	242	Site capacity at 20 dph:	194	Site capacity from planning permissions:	
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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, including likely flood mitigation costs. 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:	6
Delivered in yrs 21-25:	

Suitability

Is the site suitable?

No

Explanation

The site would create an extension to Freiston, where the emerging Local Plan seeks the identification of no new allocations.

ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - it would be out-of-scale with the existing village, would substantially increase the impact of the built-up area on its open, rural surroundings, and would erode the physical separation of Freiston and Haltoft End.

INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.

LOCATION - it is accessible to Freiston's existing services and facilities, & is located adjacent to Freiston'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.

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

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 Fre016 Settlement: Freiston Phase two SHLAA sites

Address Land to the north of Priory Road, Freiston

Site area (Hectares) 9.18 Site capacity at 30 dph: 275 Site capacity at 25 dph: 230 Site capacity at 20 dph: 184 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 moderate, including likely flood mitigation costs. 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: 5
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Freiston, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - it would be out-of-scale with the existing village, and would substantially increase the impact of the built-up area on its open, rural surroundings.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Freiston's existing services and facilities, & is located adjacent to Freiston's existing built-up area.
SITE CHARACTERISTICS - The site has no particular amenity value. However, it is not previously developed, and is grade 1 agricultural land. Furthermore, the site is adjacent to Freiston Enterprise Park which may impact upon the amenities that would be enjoyed by any new dwellings.
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

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
Zone3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m