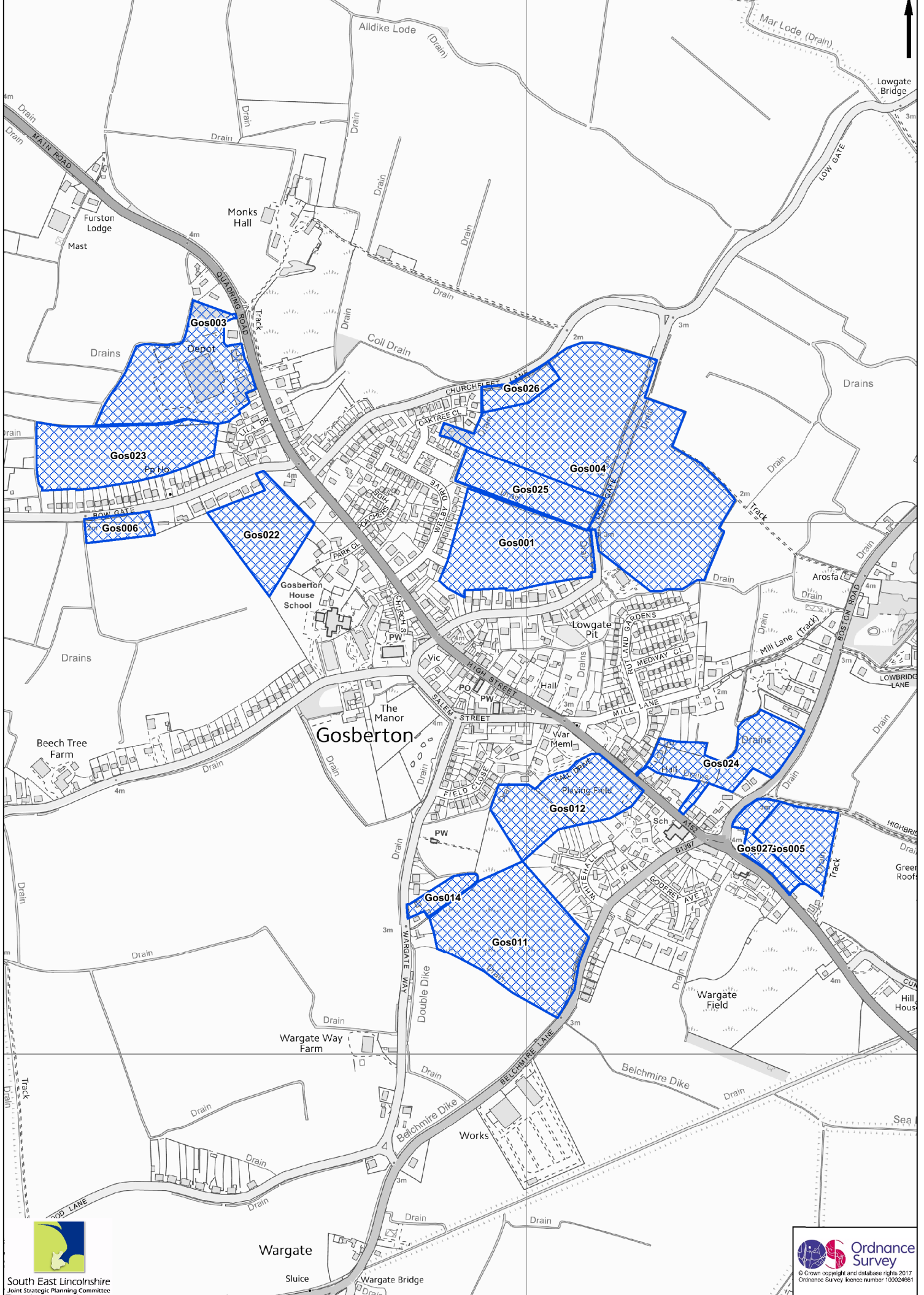


South East Lincolnshire Strategic Housing Land Availability Assessment - Gosberton (April 2017)



<b>Reference</b>	<b>Gos001</b>	<b>Settlement:</b>	Gosberton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of York Gardens, Gosberton			
<b>Site area (Hectares)</b>	3.8 <b>Site capacity at 30 dph:</b>	114 <b>Site capacity at 25 dph:</b>	95 <b>Site capacity at 20 dph:</b>	76 <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. Multiple owners, but they are working together. (A planning application H08-1154-16 is undetermined on 21-12-16 for 80 dwellings)			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. There would be education contributions towards two classrooms at the primary school and a further 200 places at the secondary school. If it is allocated, there is a reasonable prospect that it would be developed but owing to improvements to the water and sewerage networks it is assumed to begin in year 10, 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> 25 <b>Delivered in yrs 11-15:</b> 51 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	Yes		
<b>Explanation</b>	<p>The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or built assets. The site is within an area of 20th century expansion. The south west corner of the site touches the corner of the conservation area. This location is the garden to 99 High Street, a Grade II listed building. The open view it once enjoyed has long since been undermined by later development. The impact on the heritage assets at this location are minor.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Gosberton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable. It is close to the medical centre.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. There is a vehicular access from York Gardens which is suitable but it joins Welby Drive, which already serves a lot of development as a cul de sac. Extra development may cause extra delays exiting onto High Street. The site fronts Low Road which is unsuitable and also has poor visibility at its junction with High Street. The medical centre is on Low Road and therefore it would be prudent to provide pedestrian access across the site to it.</p> <p>Consequently, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <b>Zone 3a</b> Zone3b	<b>No hazard</b> Low hazard Danger for some Danger for most Danger for all	<b>No Depth</b> 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

**Reference** Gos003 **Settlement:** Gosberton **Phase two SHLAA sites**

**Address** Land to the west of Quadring Road, Gosberton

**Site area (Hectares)** 4.05 **Site capacity at 30 dph:** 122 **Site capacity at 25 dph:** 101 **Site capacity at 20 dph:** 81 **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 likely to be moderate. There would be education contributions towards two classrooms at the primary school and a further 200 places at the secondary school. If it is allocated, there is a reasonable prospect that it would be developed but owing to improvements to the water and sewerage networks it is 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: 25  
Delivered in yrs 11-15: 56  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation** The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or built assets. The site wraps around the rear and either side of Holme Lee House, a grade II listed building. To the south there is presently light industrial use. The existing light industrial use has a detrimental impact on the wider setting of Holme Lee House. There is the opportunity presented by its redevelopment for the site to contribute positively to its setting. Any development proposal would need to be informed by a Heritage Impact Assessment which should explore the opportunity for the development to have a positive impact on the setting of Holme Lee House.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to Gosberton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site is an established employment site which can be a bad neighbour to the adjoining residential properties. Visual impacts of residential development on neighbours would be acceptable.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. The access will need to remain in its current position.  
Consequently the site is considered suitable.

**Classification** **Developable (11-15)**

<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

**Reference** Gos004 Settlement: Gosberton Phase two SHLAA sites

**Address** Land to the south of Churchfleet Lane, Gosberton

**Site area (Hectares)** 14.2 Site capacity at 30 dph: 426 Site capacity at 25 dph: 355 Site capacity at 20 dph: 284 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 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: 234  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site is out of scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton since it would exceed this figure.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It will have adverse impacts on the character and appearance of the area owing to its size and the character of the lane owing to crossing the road.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to Gosberton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. It is close to the medical centre. The site relates poorly to the settlement owing to it crossing the road . It would also need to be developed in conjunction with Gos001.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. There is a vehicular access from York Gardens via Gos 001, which is close to capacity and Lowgate and Churchfleet Lane are unsuitable.  
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** Gos005 Settlement: Gosberton Phase two SHLAA sites

**Address** Land to the north-east of Spalding Road, Gosberton

**Site area (Hectares)** 2.33 Site capacity at 30 dph: 70 Site capacity at 25 dph: 58 Site capacity at 20 dph: 47 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 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: 23  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. However, it would have an adverse impact on the setting of the listed Baptist church opposite. It will have adverse impacts on the character and appearance of the area as it relates poorly to the existing village and would greatly increase the impact of the village's built-up area on its surroundings, by extending the built-up area outwards into the countryside (rather than consolidating it).  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to Gosberton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport.  
  
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

**Reference** Gos006 **Settlement:** Gosberton **Phase two SHLAA sites**

**Address** Land to the north of Westhorpe Road, Gosberton

**Site area (Hectares)** 0.5 **Site capacity at 30 dph:** 15 **Site capacity at 25 dph:** 12 **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.

**Achievability** **Is the site achievable?** Yes

**Explanation** Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate. There would be education contributions towards two classrooms at the primary school and a further 200 places at the secondary school. If it is allocated, there is a reasonable prospect that it would be developed but owing to improvements to the water and sewerage networks it is 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: 9  
Delivered in yrs 11-15: 1  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** **Is the site suitable?** Yes

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on built or heritage assets. The site has trees / hedging on the frontage which may have to be removed to provide a footpath or will have to be removed in places to allow access to the plots. Other properties in Bowgate have trees in front of them and so leaving some of the trees would preserve the character of the road.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to Gosberton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);  
SITE CHARACTERISTICS - The site has some amenity value owing to it being open and farmed grade 1 land with frontage trees / hedging. There are no bad neighbour uses. Visual impacts on neighbours would be acceptable.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. A footway, drainage and lighting would be required.  
  
Consequently, the site is considered suitable.

**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** Gos011 Settlement: Gosberton Phase two SHLAA sites

**Address** Land to the north-west of Belchmire Lane, Gosberton

**Site area (Hectares)** 4.95 Site capacity at 30 dph: 148 Site capacity at 25 dph: 124 Site capacity at 20 dph: 99 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, 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 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 49  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? Yes

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton. This proposal seeks to build on over 5H of land and to provide 1.26H of land for an extension to the playing field and 0.64H for an extension to the cemetery.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets; but will have some adverse impacts upon the character and appearance of the area owing to its size and pushing out into open countryside. It also is close to an employment site on Belchmire Lane which may cause noise issues.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. Using the Open Space Assessment standards provided by Ploszajski Lynch in November 2012 they indicate a 0.28H shortfall of amenity greenspace, a 0.21H shortfall of childrens play space and a 0.29H shortfall in cemetery space. These shortfalls and the requirements of the development would be accommodated in the 1.26H extension to the playing field and 0.64H extension to the cemetery.  
LOCATION - It is near the facilities in Gosberton but adjoins the existing built-up area (defined settlement limit). A footpath through the play ground would bring some services and facilities nearer.  
SITE CHARACTERISTICS - The site fronts onto Belchmire Lane but adjoins existing development on some sides. There would be visual impacts on the character of the countryside and this proposal provides less open space than Gos012. However, it is considered this option is better as the open space remains in a more central location.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. The carriageway is suitable to provide access to the site across a large watercourse but there is no footway on either side of Belchmire Lane. A frontage footway would need to be provided that links to the existing network. Formal drainage and street lighting would also be required.

**Classification** Developable (11-15)

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

**Reference** Gos012 Settlement: Gosberton Phase two SHLAA sites

**Address** Land to the south-west of High Street, Gosberton

**Site area (Hectares)** 2.83 Site capacity at 30 dph: 85 Site capacity at 25 dph: 71 Site capacity at 20 dph: 57 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, 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 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 50  
Delivered in yrs 11-15: 7  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton. This proposal seeks to build on over 2.9H of land and to provide 5.12H for a new playing field and 0.64H for an extension to the cemetery.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets; but will have some adverse impacts upon the character and appearance of the area owing to it seeking to build on the existing playing field.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities as the proposal provides more open space than it develops. Using the Open Space Assessment standards provided by Ploszajski Lynch in November 2012 they indicate a 0.28H shortfall of amenity greenspace, a 0.21H shortfall of childrens play space and a 0.29H shortfall in cemetery space. These shortfalls and the requirements of the development would be accommodated in the 1.26H extension to the playing field and 0.64H extension to the cemetery.  
LOCATION - It is near the facilities in Gosberton and adjoins the existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - The site fronts onto High Street and adjoins existing development on two sides. Residential development would change the open character of this part of the village. The new playing field would also be isolated from most of the village, being on the SE corner.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport.  
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** Gos014 Settlement: Gosberton Phase two SHLAA sites

**Address** Land to the east of Wargate Way, Gosberton

**Site area (Hectares)** 0.46 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** 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 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: 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 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. However, planning permission has been refused and an appeal dismissed for development owing to it not being an infill plot or complying with the character of the frontage development on Wargate Way, although it is within the development boundary.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to the facilities in Gosberton and adjoins the existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - The site is the rear garden of the dwelling in a small ribbon of development on Wargate Way. It abuts the cemetery. If Gos011 comes forward it will abut this site making the development of this site more appropriate.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. A private drive, or access from Gos011 would be acceptable.  
Consequently, the site is considered suitable.

**Classification** Developable (06-10)

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

**Reference** Gos022 Settlement: Gosberton Phase two SHLAA sites

**Address** Land to the South of Bowgate Gosberton

**Site area (Hectares)** 2.18 Site capacity at 30 dph: 65 Site capacity at 25 dph: 55 Site capacity at 20 dph: 44 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 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: 20  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets; and will not have adverse impacts upon the character and appearance of the area owing to its size and having existing development on three sides.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to the facilities in Gosberton and adjoins the existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - The site is located behind frontage development on Bowgate and is accessed through a gap that has outline planning permission for a dwelling. There are also trees on Bowgate, which are protected by a tree preservation order, one being on the west side of the access.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. Visibility from the access is compromised by the bend in the road and trees / hedging and access works are likely to undermine the protected tree.  
  
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

**Reference** Gos023 Settlement: Gosberton Phase two SHLAA sites

**Address** Bowgate Lane Gosberton Spalding

**Site area (Hectares)** 3.49 Site capacity at 30 dph: 105 Site capacity at 25 dph: 87 Site capacity at 20 dph: 70 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. There would be education contributions towards two classrooms at the primary school and a further 200 places at the secondary school. If it is allocated, there is a reasonable prospect that it would be developed but owing to improvements to the water and sewerage networks it is 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: 25  
Delivered in yrs 11-15: 45  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? Yes

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets; and will not have adverse impacts upon the character and appearance of the area owing to its size and having existing development on three sides.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to the facilities in Gosberton and adjoins the existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - The site is located behind frontage development on Bowgate and adjoins the site to the north, Gos003.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. The site can be accessed through a gap on Bowgate, but this may not be suitable as it may not be able to accommodate appropriate radii. It should be developed as part of Gos003.  
Consequently, the site is considered suitable.

**Classification** **Developable (11-15)**

**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** Gos024 Settlement: Gosberton Phase two SHLAA sites

**Address** Land adjacent High Street and Boston Road, Gosberton

**Site area (Hectares)** 2.21 Site capacity at 30 dph: 66 Site capacity at 25 dph: 55 Site capacity at 20 dph: 44 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 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: 20  
Delivered in yrs 16-20  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? Yes

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural, built or heritage assets. It will change the character and appearance of the area owing to it infilling a gap on Boston Road but it is bounded by development on most sides, which reduces the overall impact.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.  
LOCATION - It is accessible to the facilities in Gosberton and adjoins the existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - The site is located behind frontage development on High Street and Boston Road and will join upto an isolated group of dwellings to the north.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. Access onto Boston Road would require large visibility splays as it is subject to a 50mph speed limit. The indicated accesses onto High Street are either only suitable for pedestrian access or against the school crossing.  
Consequently, the site is considered suitable.

**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

<b>Reference</b>	<b>Gos025</b>	<b>Settlement:</b>	Gosberton	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Land to the east of the Welby Drive estate, Gosberton			
<b>Site area (Hectares)</b>	1.8 <b>Site capacity at 30 dph:</b>	54 <b>Site capacity at 25 dph:</b>	45 <b>Site capacity at 20 dph:</b>	36 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> 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> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good 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 8, 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> 24 <b>Delivered in yrs 11-15:</b> 12 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, or heritage assets. However, it will have an adverse impact upon the character and appearance of the area - considered in isolation, it has an unsatisfactory relationship to the existing village. Only if it were considered in conjunction with site Gos001 would the site potentially have acceptable visual impacts.</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 Gosberton's existing services &amp; facilities, and is located adjacent to the existing built-up area (defined settlement limit).</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, &amp; is not previously developed land.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport, and it is unlikely, on its own, that its development would create or exacerbate traffic problems. However, Lincolnshire County Highways have advised for Gos001 that the access from York Gardens joins Welby Drive, which already serves a lot of development as a cul de sac. Extra development may cause extra delays exiting onto High Street. Owing to Gos001 providing 76 dwellings it is not considered prudent to add a further 36 until the impact on the Welby Drive High Street junction is identified.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 <input checked="" type="checkbox"/> 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** Gos026 Settlement: Gosberton Phase two SHLAA sites

**Address** Land to the south of Churchfleet Lane, Gosberton

**Site area (Hectares)** 0.65 Site capacity at 30 dph: 20 Site capacity at 25 dph: 16 Site capacity at 20 dph: 13 Site capacity from planning permissions:

**Availability** Is the site available?

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

**Achievability** Is the site achievable?

**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 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?

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, or heritage assets. However, it will have an adverse impact upon the character and appearance of the area - it would create 135m of ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area. Furthermore, the site's north-eastern boundary is not defined by any physical feature and it is therefore likely that the allocation of this land would create pressure for further ribbon growth at a later date, with greater harm to the area's character.  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Gosberton's existing services & facilities, and is located adjacent to the existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land.  
TRANSPORT - services and facilities are potentially accessible on foot, bicycle and public transport. Development may create or exacerbate traffic problems, given that Churchfleet Lane is a narrow, rural lane.  
  
Unsuitable, due to adverse environmental impacts.

**Classification**

<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



**Reference** Gos027 Settlement: Gosberton Phase two SHLAA sites

**Address** Land to the north of Spalding Road, Gosberton

**Site area (Hectares)** 0.73 Site capacity at 30 dph: 22 Site capacity at 25 dph: 18 Site capacity at 20 dph: 15 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 15).

**Assumed delivery rate**  
Delivered in yrs 1-5:  
Delivered in yrs 6-10: 12  
Delivered in yrs 11-15: 3  
Delivered in yrs 16-20:  
Delivered in yrs 21-25:

**Suitability** Is the site suitable? No

**Explanation**  
The site is in scale with the 270 dwellings which the emerging Local Plan seeks to be developed in Gosberton.  
ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or built assets. However, it would have an adverse impact on the setting of the listed Baptist church opposite. It will have adverse impacts on the character and appearance of the area as it relates poorly to the existing village and would greatly increase the impact of the village's built-up area on its surroundings, by extending the built-up area outwards into the countryside (rather than consolidating it).  
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.  
LOCATION - it is accessible to Gosberton's existing services & facilities, and is located adjacent to the existing built-up area (defined settlement limit).  
SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed land.  
TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services and facilities are potentially accessible on foot, bicycle and public transport.  
  
Unsuitable, due to 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 Danger for all	0.50m to 1.0m 1.0m to 2.0m >2.0m