

Reference	Gos001	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the east of Yo	rk Gardens, Gosberton		
Site area (Hectares)	3.8 Site capacity at 30 dph:	Site capacity at 25 dph:	95 Site capacity at 20 dph:	76 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	=	they are working together.		n legal or ownership problems. 108-1154-16 is undetermined on
Achievability	Is the site achieva	Yes		
Explanation	low. There would be e 200 places at the seco	education contributions tow andary school. If it is allocat to improvements to the wa	vards two classrooms at feed, there is a reasonable	ure costs are likely to be relatively the primary school and a further prospect that it would be rks it is assumed to begin in year
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	i:)	25 51	
Suitability	Is the site suitable	Yes		
	area of 20th century earea. This location is thas long since been unare minor. INFRASTRUCTURE - it as open space, green LOCATION - It is access existing built-up area SITE CHARACTERISTIC There are no bad neigmedical centre. TRANSPORT - services from York Gardens whould esac. Extra development of the sunsuitable and Road and therefore it	expansion. The south west of the garden to 99 High Street indermined by later develop will not lead to the loss of, infrastructure or communit sible to Gosberton's existin (defined settlement limit); S - The site has some amen hbour uses. Visual impacts and facilities are potentiall nich is suitable but it joins Vopment may cause extra de	orner of the site touches, a Grade II listed buildin ment. The impact on the nor place undue burdens y facilities. g services and facilities a ity value owing to it bein on neighbours would be y accessible on foot and lelby Drive, which alreadelays exiting onto High Stits junction with High Strip.	or built assets. The site is within an a the corner of the conservation g. The open view it once enjoyed the heritage assets at this location on, existing infrastructure, such and is located adjacent to the gopen and farmed grade 1 land. acceptable. It is close to the bicycle. There is a vehicular access by serves a lot of development as a creet. The site fronts Low Road reet. The medical centre is on Low oss the site to it.
Classification	Dev	elopable (11-15)		
Zon	ne 1 ne 2 ne 3a ne3b	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	Gos003	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the west of Q	uadring Road, Gosberton		
Site area (Hectares)	4.05 Site capacity at 30 dph:	at 25 dph:	Site capacity at 20 dph:	81 Site capacity from planning permissions:
Availability		Yes Yes		
Explanation	Although there is no p	planning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	Yes		
Explanation	There would be educated places at the secondar	ation contributions toward ry school. If it is allocated, ments to the water and se	ds two classrooms at the there is a reasonable pr	primary school and a further 200 cospect that it would be developed ssumed to begin in year 10, and be
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-20	5:)	25 56	
	Delivered in yrs 21-2!			
Suitability	Is the site suitable	Yes Yes		
	around the rear and e presently light industr of Holme Lee House. positively to its settin Assessment which she setting of Holme Lee INFRASTRUCTURE - it as open space, green LOCATION - It is access existing built-up area SITE CHARACTERISTIC adjoining residential pacceptable. TRANSPORT - services access will need to re	ither side of Holme Lee Hial use. The existing light in There is the opportunity page. Any development proposed explore the opportunity and the loss of the loss o	ouse, a grade II listed bundustrial use has a detriversented by its redevelopesal would need to be intitled by its for the development of, nor place undue burde ity facilities. In grant services and facilities of residential development of residential developments ally accessible on foot, bindustrial developments.	I or built assets. The site wraps uilding. To the south there is mental impact on the wider setting pment for the site to contribute formed by a Heritage Impact to have a positive impact on the ms on, existing infrastructure, such and is located adjacent to the ch can be a bad neighbour to the ent on neighbours would be scycle and public transport. The
Classification	Dev	elopable (11-15)		
Zor Zor	ne 1 ne 2 ne 3a ne3b	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	Gos004	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the south of Ch	urchfleet Lane, Gosberto	on	
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 Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high. Nonetheless, if it i		asonable prospect that it	cture costs are likely to be relatively s would be developed (assumed to
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:		50 234	
Suitability	Is the site suitable?	No		
	Gosberton since it woul ENVIRONMENTAL IMPA have adverse impacts of the lane owing to cross INFRASTRUCTURE - it was open space, green in LOCATION - It is accessified existing built-up area (d SITE CHARACTERISTICS). There are no bad neighowing to it crossing the TRANSPORT - services a vehicular access from Lane are unsuitable.	Id exceed this figure. ACTS - it is unlikely to have in the character and applying the road. If I not lead to the loss of frastructure or communible to Gosberton's existing the fined settlement limit); The site has some ame abour uses. It is close to the road of the would also need and facilities are potential.	ve adverse impacts on na earance of the area owir f, nor place undue burder ity facilities. ing services and facilities ; nity value owing to it be he medical centre. The s d to be developed in con ally accessible on foot, bi 01, which is close to capa	Plan seeks to be developed in atural, built or heritage assets. It will ag to its size and the character of ans on, existing infrastructure, such and is located adjacent to the ing open and farmed grade 1 land. ite relates poorly to the settlement ijunction with Gos001. cycle and public transport. There is acity and Lowgate and Churchfleet
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so 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	Gos005	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the north-east	of Spalding Road, Gosbert	on	
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		permissions.
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		sonable prospect that it w		costs are likely to be low. If it is sumed to begin in year 8, and 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:		24 23	
Suitability	Is the site suitable?	No		
Explanation	Gosberton. ENVIRONMENTAL IMPA would have an adverse impacts on the character greatly increase the impoutwards into the countinformation in the countin	impact on the setting of the and appearance of the pact of the village's built-untryside (rather than consovill not lead to the loss of, ifrastructure or communitible to Gosberton's existinglefined settlement limit); - The site has some amen bour uses. Visual impacts	adverse impacts on na he listed Baptist church area as it relates poorly p area on its surroundin didating it). nor place undue burder y facilities. g services and facilities ity value owing to it bei on neighbours would be	tural or built assets. However, it opposite. It will have adverse to the existing village and would ngs, by extending the built-up area as on, existing infrastructure, such and is located adjacent to the ng open and farmed grade 1 land.
Classification Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so 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	Gos006	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the north of W	esthorpe Road, Gosbertor	1	
Site area (Hectares)	0.5 Site capacity at 30 dph:	15 Site capacity at 25 dph:	Site capacity at 20 dph:	10 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	moderate. There would further 200 places at the	I be education contribution be secondary school. If it is no improvements to the wa	ns towards two classro allocated, there is a re	cture costs are likely to be coms at the primary school and a casonable prospect that it would be yorks it is assumed to begin in year 8
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:		9	
Suitability	Is the site suitable?	Yes		
	trees / hedging on the fremoved in places to all so leaving some of the INFRASTRUCTURE - it was open space, green in LOCATION - It is accessivisting built-up area (CSITE CHARACTERISTICS with frontage trees / heacceptable. TRANSPORT - services a	rontage which may have low access to the plots. O trees would preserve the will not lead to the loss of, frastructure or communitable to Gosberton's existing lefined settlement limit); The site has some amenedging. There are no bad read facilities are potential lighting would be required	to be removed to provi ther properties in Bowg character of the road. nor place undue burde y facilities. g services and facilities ity value owing to it be neighbour uses. Visual i	uilt or heritage assets. The site has de a footpath or will have to be gate have trees in front of them and is on, existing infrastructure, such and is located adjacent to the ing open and farmed grade 1 land impacts on neighbours would be cycle and public transport. A
Classification	Deve	lopable (11-15)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	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	Gos011	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the north-west	of Belchmire Lane, Gosber	ton	
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
Availability	Is the site available	Yes		permissions:
Explanation	-	anning permission or alloca nay are working together	ition, there are no know	n legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation				re costs are likely to be developed (assumed to begin in
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 49	
Suitability	Is the site suitable	Yes		
	ENVIRONMENTAL IMPA will have some adverse pushing out into open of cause noise issues. INFRASTRUCTURE - it was open space, green in provided by Ploszajski I 0.21H shortfall of child requirements of the de 0.64H extension to the LOCATION - It is near th limit). A footpath throu SITE CHARACTERISTICS sides. There would be open space than Goson more central location. TRANSPORT - services a carriageway is suitable either side of Belchmine	impacts upon the character countryside. It also is close will not lead to the loss of, rufrastructure or community Lynch in November 2012 the rens play space and a 0.29 velopment would be according to the play ground would be according to the play ground would be according to the site fronts onto Belch visual impacts on the character. However, it is considered and facilities are potentially to provide access to the site fronts on the site fronts onto the character.	adverse impacts on naturer and appearance of the to an employment site of the collision o	on, existing infrastructure, such in Space Assessment standards stall of amenity greenspace, a pace. These shortfalls and the extension to the playing field and still-up area (defined settlement
Classification	Deve	lopable (11-15)		
Flood risk Zone Zone Zone	2 3a	No hazard Low hazard Danger for son 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	Gos012	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the south-wes	t of High Street, Gosberton	l	
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
Availability	Is the site availabl	e? Yes		permissions:
Explanation		lanning permission or alloc hay are working together.	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achieva	Yes Yes		
Explanation				re costs are likely to be developed (assumed to begin in
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 7	
Suitability	Is the site suitable	? No		
	have some adverse im the existing playing fie INFRASTRUCTURE - it was open space, green in it develops. Using the they indicate a 0.28H such they indicate a	pacts upon the character and. Id. Will not lead to the loss of, infrastructure or community open Space Assessment state of the loss of t	nor place undue burdens y facilities as the proposa andards provided by Plost pace, a 0.21H shortfall of the requirements of the caying field and 0.64H exter and adjoins the existing but a Street and adjoins existing character of this part of the pering on the SE corner.	nsion to the cemetery. uilt-up area (defined settlement ng development on two sides. the village. The new playing field
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Gos014	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the east of Warg	gate 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
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	nning permission or allo	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achievabl	e? Yes		
Explanation		asonable prospect that		osts are likely to be very low. If it issumed to begin in year 7, and 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:		9	
Suitability	Is the site suitable?	Yes		
	However, planning perm being an infill plot or cor it is within the developm INFRASTRUCTURE - it wi as open space, green inf LOCATION - It is accessib settlement limit). SITE CHARACTERISTICS - Wargate Way. It abuts the of this site more appropriate in the site of this site more appropriate in the site of this site more appropriate way.	nission has been refused in plying with the character in the character in the loss of the site is the rear garme cemetery. If Gos011 riate. In facilities are potential rom Gos011 would be seen the loss of the l	d and an appeal dismissed ter of the frontage developed. f, nor place undue burdens ity facilities. It is possible to a small and adjoins the edge of the dwelling in a small accessible on foot, bic ally accessible on foot, bic items.	ural, built or heritage assets. for development owing to it not pment on Wargate Way, although s on, existing infrastructure, such existing built-up area (defined hall ribbon of development on t this site making the development ycle and public transport. A
Classification	Devel	opable (06-10)		
Zor Zor	ne 1 ne 2 ne 3a ne3b	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	Gos022	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land to the South of Bo	wgate 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		permissions.
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation		ere is a reasonable prosp		cture costs are likely to be relatively reloped (assumed to begin in year 8,
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:		24 20	
Suitability	Is the site suitable	No		
Explanation	Gosberton. ENVIRONMENTAL IMPA not have adverse impaa existing development of INFRASTRUCTURE - it was open space, green in LOCATION - It is access settlement limit). SITE CHARACTERISTICS through a gap that has are protected by a tree TRANSPORT - services a from the access is compundermine the protete	ACTS - it will not have added to the character are not three sides. It is upon the character are not lead to the loss of frastructure or communitible to the facilities in Goden to the site is located behind the country of the site is located behind the planning permiss preservation order, one and facilities are potential promised by the bend in the site in the site is located bend in the site is located bend in the site is located behind the site i	verse impacts on natural and appearance of the are in appearance of the are ity facilities. In a part of the are ity facilities and adjoins the ind frontage development on for a dwelling. There being on the west side colly accessible on foot, bi	Is seeks to be developed in a label of the access. It is a compared to the access of the access of the access. It is a compared to the access of the access of the access. It is a compared to the access of the access of the access. It is a compared to the access of the access of the access. It is a compared to the access of the access of the access of the access of the access. It is a compared to the access of the acces
Classification	Unde	velopable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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

Reference	Gos023	Settlement:	Gosberton	Phase two SHLAA sites			
Address	Bowgate Lane Gosberto	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			
Availability	Is the site available	Yes		permissions:			
Explanation	Although there is no pla	nning permission or allo	cation, there are no kno	wn legal or ownership problems.			
Achievability	Is the site achievab	Yes					
Explanation	low.There would be edd 200 places at the secon developed but owing to 10, and be completed by	ucation contributions to dary school. If it is alloca improvements to the w	vards two classrooms at ted, there is a reasonabl	ture costs are likely to be relatively the primary school and a further e prospect that it would be orks it is assumed to begin in year			
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:		25 45				
Suitability	Is the site suitable?	Yes					
	will not have adverse in existing development o INFRASTRUCTURE - it was open space, green in LOCATION - It is access settlement limit). SITE CHARACTERISTICS to the north, Gos003. TRANSPORT - services a can be accessed throug	npacts upon the charactern three sides. If I not lead to the loss of frastructure or communitible to the facilities in Go The site is located behind facilities are potential hagap on Bowgate, but late radii It should be defined the side of th	nor place undue burder ty facilities. sberton and adjoins the and frontage developmen tly accessible on foot, bid this may not be suitable				
Classification	Deve	lopable (11-15)					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	<u>2</u> 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	Gos024	Settlement:	Gosberton	Phase two SHLAA sites
Address	Land adjacent High Stre	eet and Boston Road, Gosb	erton	
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
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloca	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation		ere is a reasonable prospe		cture costs are likely to be relatively reloped (assumed to begin in year 8,
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:		24 20	
Suitability	Is the site suitable?	Yes		
Explanation	Gosberton. ENVIRONMENTAL IMPA change the character a bounded by developme INFRASTRUCTURE - it w as open space, green in LOCATION - It is access settlement limit). SITE CHARACTERISTICS and will join upto an iso TRANSPORT - services a onto Boston Road wou	nd appearance of the area ent on most sides, which revill not lead to the loss of, refrastructure or community sible to the facilities in Gosler. The site is located behind plated group of dwellings the and facilities are potentially lid require large visibility spect are either only suitable	adverse impacts on na owing to it infilling a g duces the overall impa for place undue burder facilities. berton and adjoins the difrontage developmen to the north. faccessible on foot, billays as it is subject to a	atural, built or heritage assets. It will ap on Boston Road but it is
Classification Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for son 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	Gos025	Settlement:	Gosberton	Phase two SHLAA sites				
Address	Land to the east of the	Welby Drive estate, Gosb	erton					
Site area (Hectares)	1.8 Site capacity at 30 dph:	54 Site capacity at 25 dph:	45 Site capacity at 20 dph:	36 Site capacity from planning permissions:				
Availability	Is the site available	the site available? Yes						
Explanation	Although there is no pla	Ithough there is no planning permission or allocation, there are no known legal or ownership problems.						
Achievability	Is the site achieval	Yes						
Explanation	-	s a reasonable prospect t		costs are likely to be relatively low. ed (assumed to begin in year 8, and				
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:		24 12					
Suitability	Is the site suitable?	No 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, or heritage assets. However, it wil 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. 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, 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. Unsuitable, due to adverse environmental impacts.							
Classification	Unde	evelopable						
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >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 capacit	20 Site capacity at 25 dph:	16 Site capacity at 20 dph:	13 Site capacity from planning			
Availability	Is the site available? Yes						
Explanation	Although there is no	o planning permission or allo	cation, there are no know	wn legal or ownership problems.			
Achievability	Is the site achie	yable?					
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 6-1 Delivered in yrs 11- Delivered in yrs 16- Delivered in yrs 21-	0: 15: 20	12 1				
Suitability	Is the site suitab	No No					
Explanation	Gosberton. ENVIRONMENTAL II have an adverse imple development which impact and perceive not defined by any pressure for further INFRASTRUCTURE - LOCATION - it is acceptating built-up are SITE CHARACTERIST uses. However, it is TRANSPORT - service Development may contact the service of the se	pact upon the character and would (in relation to the nured extent of the village's built obysical feature and it is ther ribbon growth at a later dat it will not lead to the loss of, cessible to Gosberton's existiva (defined settlement limit). TICS - the site has little intrins best and most versatile agrices and facilities are potentia	erse impacts on natural, appearance of the area mber of dwellings it would be area. Furthermore, the efore likely that the allower, with greater harm to the nor place undue burdering services & facilities, a cic amenity value, and the fultural land, & is not present that Church because it is not present that Church likely accessible on foot, bic roblems, given that Church manual land, and the collems, given that Church likely accessible on foot, bic roblems, given that Church land, and the collems, given that Church land, and the collems is the collems of the collems.	or heritage assets. However, it will it would create 135m of of ribbon ld deliver) increase the visual the site's north-eastern boundary is cation of this land would create the area's character. It is on, existing infrastructure. In it is located adjacent to the lere are no nearby 'bad neighbour' eviously developed land.			
Classification	Ur	ndevelopable					
Flood risk Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 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			
Availability	Is the site available	Yes Yes		permissions:			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.						
Achievability	Is the site achievab	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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		12 3				
Suitability	Is the site suitable?	No					
Explanation	Gosberton. ENVIRONMENTAL IMPA would have an adverse impacts on the characte greatly increase the impoutwards into the coun INFRASTRUCTURE - it w LOCATION - it is access existing built-up area (d SITE CHARACTERISTICS uses. However, it is bes TRANSPORT - it is unlike accessible on foot, bicy	ACTS - it is unlikely to have impact on the setting of the and appearance of the pact of the village's built-tryside (rather than considil not lead to the loss of, ible to Gosberton's existing efined settlement limit). - the site has little intrinst and most versatile agric	e adverse impacts on nathe listed Baptist church area as it relates poorly up area on its surrounditiolidating it). nor place undue burdering services & facilities, a ic amenity value, and thoultural land, & is not prese traffic problems, and services and services.	tural or built assets. However, it opposite. It will have adverse to the existing village and would ags, by extending the built-up area as on, existing infrastructure. and is located adjacent to the ere are no nearby 'bad neighbour' eviously developed land. Services and facilities are potentially			
Classification Undevelopable							
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	а	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			