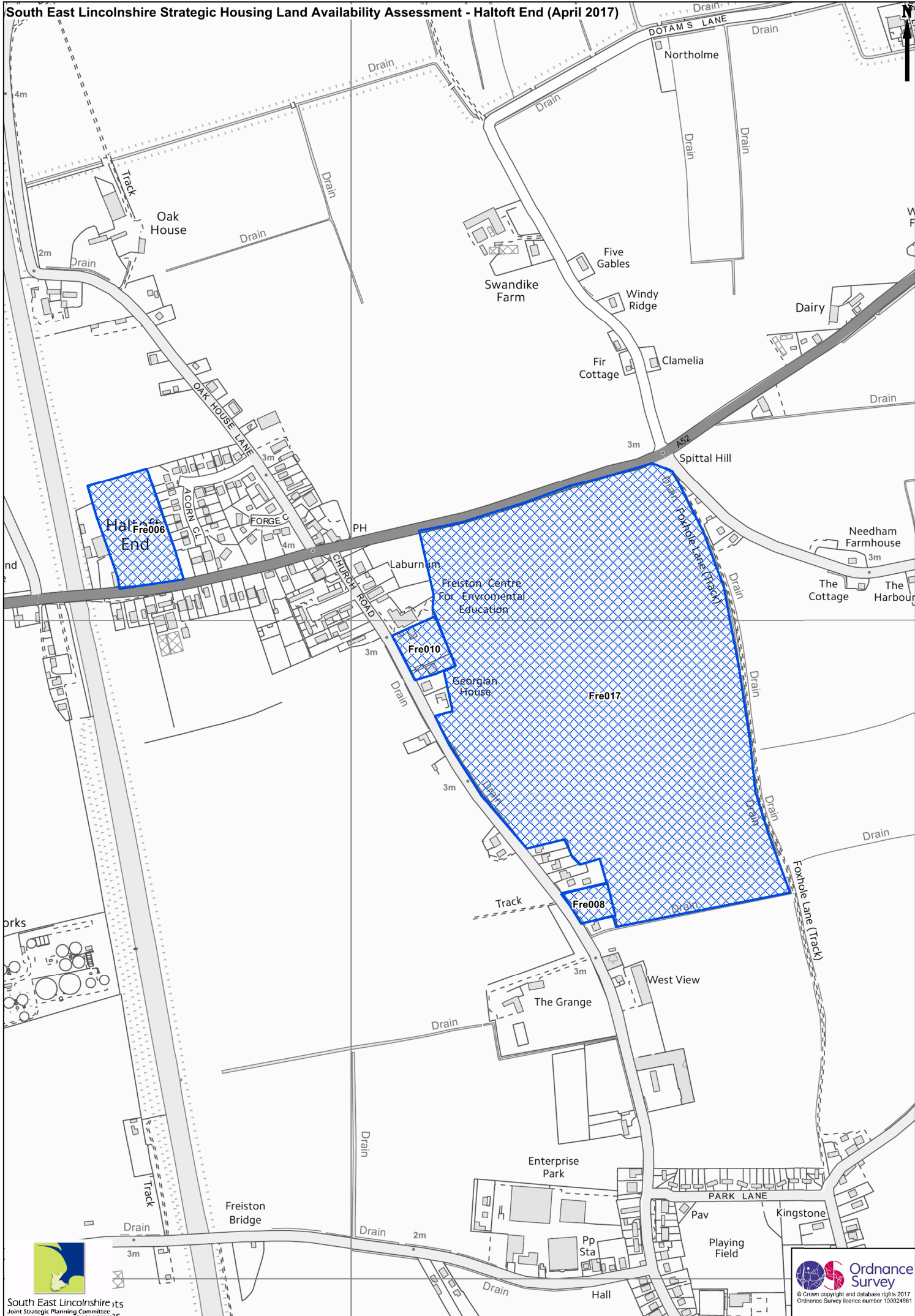


South East Lincolnshire Strategic Housing Land Availability Assessment - Haltoft End (April 2017)



Reference Fre006 **Settlement:** Haltoft End **Phase two SHLAA sites**

Address Land to the west of Acorn Close, Haltoft End

Site area (Hectares) 1.59 **Site capacity at 30 dph:** 48 **Site capacity at 25 dph:** 40 **Site capacity at 20 dph:** 32 **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 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: 8
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Haltoft End, 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 - the site's development would substantially increase the visual impact of the village's 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 Haltoft End's existing services and facilities, & is located adjacent to Haltoft End'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 Fre010 **Settlement:** Haltoft End **Phase two SHLAA sites**

Address Land to the east of Church Road, Haltoft End

Site area (Hectares) 0.54 **Site capacity at 30 dph:** 16 **Site capacity at 25 dph:** 14 **Site capacity at 20 dph:** 11 **Site capacity from planning permissions:** 2

Availability **Is the site available?** Yes

Explanation B/05/0544 - planning permission is outstanding for 4 dwellings, with 2 unbuilt.

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 likely. Planning permission is outstanding and development is soon likely to be completed (assumed to be completed before year 10).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 2
Delivered in yrs 11-15:
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** Yes

Explanation
The site would create an extension to Haltoft End, where the emerging Local Plan seeks the identification of no new allocations. However, planning permission is outstanding for the site's residential development.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets, & its development would not have adverse impacts upon the character and appearance of the area. Although the site's development could potentially have an adverse impact on heritage assets (a listed building to its south), it is considered that such impacts can be mitigated effectively by careful design and layout.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Haltoft End's existing services and facilities, & is located adjacent to Haltoft End's existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, it is not agricultural land, & is 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.

Although it conflicts with the emerging Plan's locational strategy, the site is considered suitable.

Classification **Developable (06-10)**

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	Fre017	Settlement:	Haltoft End	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of the A52, Haltoft End			
Site area (Hectares)	26.04 Site capacity at 30 dph:	781 Site capacity at 25 dph:	651 Site capacity at 20 dph:	521 Site capacity from planning permissions: <input type="text"/>
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, and opening-up infrastructure costs are likely to be moderate/high, including flood mitigation costs. 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 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 250 Delivered in yrs 16-20: 221 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 Haltoft End, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets and, whilst the site's development could potentially have an adverse impact on heritage assets (a listed building to its west), it is considered that such impacts can be mitigated effectively by careful design and layout. 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 Haltoft End and Freiston.</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 existing services and facilities, & is located adjacent to Haltoft End'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 Danger for some Danger for most <input checked="" type="text" value="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	