

Reference	Fle005	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of F	Fleet Road, Holbeach		
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
Availability	Is the site availab	le? Yes		permissions:
Explanation		planning permission or allo they are working together		wn legal or ownership problems.
Achievability	Is the site achieva	able? Yes		,
Explanation	(although flood mitiga	-	s allocated, there is a re	ture costs are likely to be low asonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1! Delivered in yrs 16-20 Delivered in yrs 21-2:	5: O	10	
Suitability	Is the site suitable	No No		
	INFRASTRUCTURE - it as open space, green LOCATION - It is access existing built-up area SITE CHARACTERISTIC of dwellings it would owing to it joining a v TRANSPORT - services site has access onto a	infrastructure or communication to Holbeach's existin (defined settlement limit); CS - The site would create redeliver) increase the visual ery loose group of dwellings and facilities are potentia	, nor place undue burde ity facilities. g services and facilities a ibbon development whi impact and perceived e gs to the built up area. Ily accessible on a bicycl	I, built or heritage assets. Ins on, existing infrastructure, such and is located adjacent / within the ch would (in relation to the number xtent of the village's built-up area le. Bus stops are on Fleet Road. The urning facilities in each plot.
Classification	Und	levelopable		
Z	Zone 1 Zone 2 Zone 3a Zone3b	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

Reference	Fle007	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the east of Branches L	ane, Holbeach		
Site area (Hectares)	1.09 Site capacity at 30 dph:	Site capacity at 25 dph:	27 Site capacity at 20 dph:	22 Site capacity from planning permissions:
Availability	Is the site available?	Yes		,
Explanation	Although there is no planning Multiple owners, but they are		tion, there are no known l	egal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are allocated, there is a reasonabl completed before year 10).		= -	
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:		22	
Suitability	Is the site suitable?	Yes		
Explanation	no major archaeological issues INFRASTRUCTURE - it will not as open space, green infrastru LOCATION - It is accessible to existing built-up area (defined SITE CHARACTERISTICS - The sfew dwellings that lie behind twhich could extend further the development at odds with the a coordinated development w	it will not have adve s, further informatic lead to the loss of, r icture or community Holbeach's existing settlement limit); ite is behind a row of these frontage proposan an indicated on the epredominant local rould be suitable. TR ops are on Fleet Roa ride junction radii an	rse impacts on natural, bui in may be required depend for place undue burdens of facilities. services and facilities and is of dwellings that front onto erties and this would create plan. Depth development of character but there are few ANSPORT - services and fad. The suitability of the site	It or heritage assets. There are lant on development. It, existing infrastructure, such is located adjacent / within the is Branches Lane. There are a is more depth development, would create a form of it is public views into the site and
Classification	Developal	ole (06-10)		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	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	Fle008	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the south of F	leet Road, Holbeach		
Site area (Hectares)	0.99 Site capacity at 30 dph:	30 Site capacity at 25 dph:	25 Site capacity at 20 dph:	20 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it		costs are likely to be low. If it is sumed 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		20	
Suitability	Is the site suitable	No No		
	INFRASTRUCTURE - it as open space, green i LOCATION - It is acces existing built-up area (SITE CHARACTERISTIC of dwellings it would cowing to it being opport TRANSPORT - services	nfrastructure or communisible to Holbeach's existin (defined settlement limit); S - The site would create r deliver) increase the visual osite a very loose group of	, nor place undue burde ity facilities. g services and facilities a ibbon development whi impact and perceived e dwellings. 2	l, built or heritage assets. Ins on, existing infrastructure, such and is located adjacent / within the ch would (in relation to the number xtent of the village's built-up area le. Bus stops are on Fleet Road.
Classification	Und	evelopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Fle015	Settle	ment:	Holbeach	Phase two SHLAA sites
Address	Holbeach House, Fleet	Road, Holbead	h		
Site area (Hectares)	0.66 Site capacity at 30 dph:	20 Site at 25	capacity dph:	Site capacity at 20 dph:	13 Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Full planning permissio	n (ref. H05-05	53-11) is outsta	nding for the constru	action of 32 dwellings.
Achievability	Is the site achievab	ole?	Yes		
Explanation		ng, and there	is a reasonable	- '	costs are likely to be low. Planning soon 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:		3	2	
Suitability	Is the site suitable	?	Yes		
	planning permission to There are no major arc INFRASTRUCTURE - it was open space, green in LOCATION - It is access existing built-up area (CSITE CHARACTERISTICS converted into dwelling does not appear to be a	convert the exhaeological issivill not lead to frastructure o ible to Holbear lefined settlen - The site is begs. The former under conversand facilities and facilities and tacilities and	disting building a ues, further information for community fach's existing serment limit); whind a building 1851 Infirmary on at present.	and construct new bormation may be reconstructed place undue burden cilities. Vices and facilities are that fronts on to Fle building on this site	built or heritage assets. There is uildings to provide 32 dwellings. quired dependant on development. It is on, existing infrastructure, such and is located adjacent / within the let Road, which has been is visible from The Brambles and It is . Bus stops are on Fleet Road.
Classification Zone Zone Zone Zone	2 1 2 2	Lo Da Da	hazard w hazard unger for some unger for most unger 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

leference	Fle018	Settlement: Holl	beach	Phase two SHLAA sites
ddress	Land to the north of Fleet Road	, Holbeach		
te area (Hectares)	1.21 Site capacity 36 at 30 dph:		ite capacity 24 t 20 dph:	Site capacity from planning
vailability	Is the site available?	Yes		permissions:
planation	Although there is no planning p	ermission or allocation, the	ere are no known legal	or ownership problems.
chievability	Is the site achievable?	Yes		
cplanation	Moderate achievability. Values although flood mitigation costs developed (assumed to begin in	are likely. If it is allocated,	there is a reasonable p	
ssumed 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		
uitability	Is the site suitable?	No		
	ENVIRONMENTAL IMPACTS - it INFRASTRUCTURE - it will not le as open space, green infrastruct LOCATION - It is accessible to H the existing built-up area (defin SITE CHARACTERISTICS - The sit unrelated to the town. TRANSPORT - services and facili Consequently, the site is consid	ad to the loss of, nor place ture or community facilities olbeach's existing services ed settlement limit); e has a countryside charact ties are potentially accessil	undue burdens on, ex s. and facilities but is not ter, and development o	isting infrastructure, such located adjacent / within on the site would appear
lassification	Undevelop	able		
Zo Zo	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for some Danger for most Danger for all	0m 0.2 0.5 1.0	Depth n to 0.25m 15m to 0.50m 10m to 1.0m 10m to 2.0m 1.0m

Reference	Fle021	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the south of Fleet R	oad, Holbeach		
Site area (Hectares)	1.14 Site capacity at 30 dph:	34 Site capacity at 25 dph:	28 Site capacity at 20 dph:	23 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no planni	ng permission or alloc	ation, there are no know	n legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		osts are likely. If it is a	llocated, there is a reaso	ure costs are likely to be low, anable prospect that it would be).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		23	
Suitability	Is the site suitable?	No		
	adverse effects on the charwould (in relation to the nuperceived extent of the villa Fleet Hargate. INFRASTRUCTURE - it will not LOCATION - it is accessible to existing built-up area (defin SITE CHARACTERISTICS - alt agricultural land, is not preventure frontage trees). TRANSPORT - services & factits development is unlikely to Unsuitable, due to adverse	acter and appearance mber of dwellings it was ge's built-up area, and the loss of, to Holbeach's existing ed settlement limit); hough there are no new iously developed, and the create or exacerbate environmental impact	of the area - it would crould deliver) significant derode the physical septon place undue burdent services and facilities, at arby 'bad neighbour' us has some amenity valuaccessible by bicycle, on e traffic problems.	or heritage assets, but would have eate ribbon development which ly increase the visual impact and aration between Holbeach and so, existing infrastructure. Indies located adjacent to the less, it is best and most versatile e (principally as a consequence of foot or by public transport, and
Classification	Undevel			
Flood risk Zone 1 Zone 2 Zone 3 Zone 3b	a	No hazard Low hazard Danger for sor 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	Fle023	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the south of Fleet Road	d, Holbeach		
Site area (Hectares)	2.42 Site capacity at 30 dph:	Site capacity at 25 dph:	60 Site capacity at 20 dph:	48 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no planning I	permission or alloc	ation, there are no known	legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values moderate (including flood miti that it would be developed (as	gation costs). None	theless, if it is allocated, t	here is a reasonable prospect
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 24	
Suitability	Is the site suitable?	No		
	have adverse effects on the ch the town's built-up area, and v INFRASTRUCTURE - it will not I LOCATION - it is accessible to F existing built-up area (defined SITE CHARACTERISTICS - althor value, it is best and most versa TRANSPORT - services & facilit the Highway Authority has con	aracter and appear vould have few impead to the loss of, it holbeach's existing settlement limit); ugh there are no neitile agricultural lanies are potentially anmented that the cway widths, the racellings may be suital	ance of the area - the site acts upon views from pulse or place undue burdens of services and facilities, and arby 'bad neighbour' used, & is not previously deviccessible by bicycle, on for pening onto Fleet Road is dii and the visibility splays	olic vantage points. on, existing infrastructure. d is located adjacent to the s & it has no particular amenity eloped.
Classification	Undevelop	pable		
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for sor 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	Hob002	Se	ttlement:	Holbeach		Phase two SHLA	A sites \square
Address	Land to the south of Ha	all Gate, Ho	olbeach				
Site area (Hectares)	39.64 Site capacity at 30 dph:		Site capacity at 25 dph:	991 Site capaci at 20 dph:	793	Site capacity from planning	900
Availability	Is the site available	e?	Yes			permissions:	
Explanation	Planning permission (redevelopment of up to 9		•	anding subject to a l	egal agreeme	ent for residential	
Achievability	Is the site achieval	ble?	Yes				
Explanation	Moderate achievability high, including improve there is a reasonable p need to improve the w to be completed after the second or	ements to rospect the ater and fo	existing schoo at it would be	ls and a new primary developed although	school. Non commencen	etheless, if it is all nent may be delay	ocated, ed by the
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:						
	Delivered in yrs 11-15:			250			
	Delivered in yrs 16-20			250			
	Delivered in yrs 21-25:			250			
Suitability	Is the site suitable	?	Yes				
Explanation	The site is in scale with	the 2,202	dwellings whi	ch the emerging Loc	al Plan seeks	to be developed i	n
Classification	setting of Manor Farml setting of the heritage INFRASTRUCTURE - it v as open space, green in LOCATION - It is access existing built-up area (considered that de Environmental Health in investigation. TRANSPORT - services are existing bus stops are considered that de existing bus stops are considered that investigation.	asset and solid not lead of the firestructure in the set of the se	so it would like do to the loss of the los	ely have a very negat f, nor place undue be hity facilities. Ing services and facility it; It the perceived exter also offers opportun in a list of potentially ally accessible on foot id.	ive effect. urdens on, exties and is loc nt of the sett ities to mitig contaminate of and bicycle nt may have	cisting infrastructurated adjacent / wellement's built-up ate such impacts. It is sites requiring for the vehicular actions armful impacts of the same and the same armful impacts of t	area but SHDC urther cess, and
		Hopable	No hazard			D 11	
FIUUU IISK	ne 1		Low hazard			Depth	
	ne 2		Danger for s	some		n to 0.25m	
	ne 3a		Danger for r			25m to 0.50m	
20	ne3b		Danger for a		1.0	50m to 1.0m 0m to 2.0m .0m	

Reference	Hob003	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of Lo	w Lane, Holbeach		
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		permissions.
Explanation	_	anning permission or allo ning application H09-04!		wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigat	ion costs are likely). If it i		ture costs are likely to be low asonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		12 4	
	Delivered in yrs 16-20		7	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	P No		
	INFRASTRUCTURE - it was open space, green in LOCATION - It is access existing built-up area (c SITE CHARACTERISTICS A17 bypass. It is unlikel impact on the amenitie noise. Also owing to the fronting onto Low Lane TRANSPORT - services a Battlefields Lane South drainage are being consequently, the site in Consequently, the site in the state of	will not lead to the loss of frastructure or communible to Holbeach's existing defined settlement limit), - The site currently proving to offer a satisfactory resident would be enjoyed to the likely rear gardens wand facilities are potential. There is a current plantisidered by applicant and have been resolved.	ity facilities. g services and facilities a ; ides a 'buffer' between th residential environment, by the occupiers of new on the side of the A17 and will be shaded from sunlig ally accessible on foot and ing application H09-0454 LPA. Visibility issues to the	ns on, existing infrastructure, such and is located adjacent / within the ane town's built-up area and the as the proximity of the A17 may dwellings on this site by way of at the height of any development
Classification	Unde	evelopable		
Zone Zone Zone Zone	e 2 e 3a	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
		'		<u> </u>

Reference	Hob004	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the east of Balr	noral Way, Holbeach		
Site area (Hectares)	5.85 Site capacity at 30 dph:	176 Site capacity at 25 dph:	146 Site capacity at 20 dph:	117 Site capacity from planning permissions:
Availability	Is the site available	Yes		poo .
Explanation			ocation, there are no know 88-15 on part of the site)	n legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	high, including education reasonable prospect the	on contributions and floo at it would be developed	od risk mitigation. Nonethe d although commencement	lre costs are likely to be relatively less, if it is allocated, there is a may be delayed by the need to 1.0, and be completed before year
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		25 92	
	Delivered in yrs 16-20		5-	
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	Holbeach. ENVIRONMENTAL IMPA no major archaeologica INFRASTRUCTURE - it w as open space, green in LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS amenities that would b considered that develo TRANSPORT - services a Road. There is a curren estate roads. Any future Consequently, the site	ACTS - it will not have ad all issues, further informary ill not lead to the loss of frastructure or communible to Holbeach's existing lefined settlement limit) - The site is adjacent to eenjoyed by new dwelling pment on this scale offeand facilities are potentiate planning application or eimpact on Foxes Low Fiss considered suitable.	tion may be required depet, nor place undue burdens lity facilities. In grant services and facilities and the A17 bypass, and the rongs at the northern end of resopportunities to mitigate ally accessible on foot and by the	ouilt or heritage assets. There are indant on development. on, existing infrastructure, such it is located adjacent / within the ad's proximity may impact on the the site. However, it is e such impacts effectively. Dicycle. Bus stops are on Fleet be served from suitable existing
Classification Zone		No hazard		No Depth
Flood risk Zone		Low hazard		0m to 0.25m
Zone		Danger for s Danger for n		0.25m to 0.50m
Zone	e3D	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m
I				l

Reference	Hob005	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the east of Pen	ny Hill Road, Holbeach		
Site area (Hectares)	0.64 Site capacity at 30 dph:	19 Site capacity at 25 dph:	Site capacity at 20 dph:	13 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Full Planning permissio currently under constru		et and 26 affordable ho	uses and a sports facility is
Achievability	Is the site achieval	Yes		
Explanation	permission is outstandi		ole prospect that it will	costs are likely to be low. Planning soon 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:		30	
Suitability	Is the site suitable	Yes		
	INFRASTRUCTURE - it was open space, green ir LOCATION - It is access but is not located adjac SITE CHARACTERISTICS has planning permissio TRANSPORT - services a	Ifrastructure or community ible to Holbeach's existing but the site is close to the African for residential development facilities are potentially sed to Holbeach provided in promises visibility.	nor place undue burder of facilities. services and facilities o uilt-up area (defined se L7 bypass, and has a co ent and sports provisio of accessible on foot and	wing to a subway under the A17 ttlement limit); untryside character. However, it
Classification	Deve	lopable (06-10)		
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 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	Hob006	Se	ettlement:	Hol	beach	Phase two SHLAA sites
Address	Land to the east of the	A151, Hol	beach			
Site area (Hectares)	29.26 Site capacity at 30 dph:		Site capacity at 25 dph:		ite capacity t 20 dph:	585 Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation		ite are all				residential development ea') and there are no known
Achievability	Is the site achieval	ole?	Yes			
Explanation	-	itigation c	osts). Nonethe	eless, if it is	allocated, there	re costs are likely to be relatively is a reasonable prospect that it re year 25).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15:			50 250		
	Delivered in yrs 16-20 Delivered in yrs 21-25:			250 35		
Suitability	Is the site suitable	?	Yes			
Explanation	Holbeach. ENVIRONMENTAL IMPA no major archaeologica INFRASTRUCTURE - it no open space, green infra unclear if they will be re LOCATION - It is access existing built-up area (of SITE CHARACTERISTICS settlement's built-up are impact on the amenitie development on this so Health identify that the TRANSPORT - services a Road. In conjunction w a principal junction into and Spalding Road may	ACTS - it wall issues, for a sight lead astructure etained or ible to Holdefined seined. The site is that wor ale offers a site is on and facilitieth other so the site for construte. There was a site is on and facilitieth other so the site for a site is on and facilitieth other so the site for a site is on and facilitieth other so the site for a site is on and facilitieth other so the site for a site is on and facilitieth other so the site for a site is on	ill not have ad urther informa to the loss of, or community moved but th beach's existir ttlement limit) s developmen te is adjacent to ald be enjoyed opportunities a list of poten es are potential ites it is intendo rom a second ucted and sma would be no co	lverse impa ition may b or place un facilities b ie site is large ng services ; t would gre to the A151 I by new dv to mitigate tially conta ally accessil ded to prov roundabou ill extension	acts on natural, be required dependence burdens on, ecause the site inge enough to account facilities and facilities and and facilities and eatly increase the and A17 bypass wellings on the site such impacts efficient minated sites reble on foot and beinde a roundabout on the A151, and of estate road	existing infrastructure, such as ncludes some allotments. It is
Classification	Deve	lopable	(21-25)			
Flood risk Zone 2 Zone 3 Zone 3	<u>2</u> 3a		No hazard Low hazard Danger for s Danger for a	nost		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob007	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the west of the	A151, Holbeach		
Site area (Hectares)	21.32 Site capacity at 30 dph:	640 Site capacity at 25 dph:	533 Site capacity at 20 dph:	426 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or allo	cation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		on costs are likely). None	theless, if it is allocated	d, there is a reasonable prospect eted before year 20).
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:		50 250 126	
Suitability	Is the site suitable?	No		
	INFRASTRUCTURE - it wi as open space, green inf LOCATION - It is accessil existing built-up area (do SITE CHARACTERISTICS - detriment of the area's consequently this site ha of dwellings which woul	ill not lead to the loss of, frastructure or communitable to Holbeach's existing efined settlement limit); The site's development character. There is currer as a countryside characted appear unrelated to the not facilities are potential awrong side of the A151.	nor place undue burde ty facilities. g services and facilities a would extend the town ntly little development er and its development e existing town. [2]	I, built or heritage assets. ens on, existing infrastructure, such and is located adjacent / within the n to the west of the A151, to the on this side of the A151, and would create an incongruous group and bicycle. Bus stops are on Spalding
Classification	Unde	velopable		
Zoi Zoi	ne 1 ne 2 ne 3a ne3b	No hazard Low hazard Danger for so Danger for m Danger for all	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	Hob008	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of Sp	alding Road, Holbeach		
Site area (Hectares)	0.28 Site capacity at 30 dph:	8 Site capacity at 25 dph:	7 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site available	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 achieval	Yes Yes		
Explanation		sonable prospect that it		costs are likely to be low. If it is sumed 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:		6	
Suitability	Is the site suitable?	Yes		
Explanation	Holbeach. ENVIRONMENTAL IMPAINFRASTRUCTURE - it was open space, green in LOCATION - It is accessive existing built-up area (construction of the construction of the co	ACTS - it will not have ad will not lead to the loss of frastructure or communible to Holbeach's existing lefined settlement limit). The site fronts Spalding and facilities are potential ith other sites it is intenced the site from a second be constructed and smale. There would be no constructed and smale.	verse impacts on natural, nor place undue burder ity facilities. ag services and facilities ag Road and could be deveally accessible on foot anded to provide a roundab roundabout on the A151 II extensions of estate road.	an seeks to be developed in , built or heritage assets as on, existing infrastructure, such and is located adjacent / within the eloped as part of Hob006. d bicycle. Bus stops are on Spalding out at A17/A151 junction, to have , a further junction on to the A151 ads to the west of Holbeach as culs and the residential roads to the
Classification	Deve	lopable (06-10)		
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	Hob009	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north-wes	t of Foxes Low Road, Hol	beach	
Site area (Hectares)	1.06 Site capacity at 30 dph:	32 Site capacity at 25 dph:	26 Site capacity at 20 dph:	21 Site capacity from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation		asonable prospect that it		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		21	
Suitability	Is the site suitable	? Yes		
	no major archaeologic INFRASTRUCTURE - it is as open space, green in LOCATION - It is access existing built-up area (SITE CHARACTERISTICS) with that site is a sum TRANSPORT - services Road. There is a current existing estate roads.	al issues, further informa will not lead to the loss on infrastructure or communation sible to Holbeach's existing defined settlement limit S - The site is mostly partitable site. and facilities are potention to	ation may be required de f, nor place undue burde nity facilities. ng services and facilities a); of Hob004 and subject to ally accessible on foot an	built or heritage assets. There are pendant on development. Ins on, existing infrastructure, such and is located adjacent / within the poit coming forward in conjunction d bicycle. Bus stops are on Fleet ich will be served from suitable address its deficiencies.
Classification	Deve	elopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for s Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Hob010	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the west of Fe	n Road, Holbeach		
Site area (Hectares)	0.79 Site capacity at 30 dph:	24 Site capacity at 25 dph:	20 Site capacity at 20 dph:	16 Site capacity from planning
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pl	anning permission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	moderate (including flo	ood mitigation). If it is al	elayed by the need to imp	ture costs are likely to be able prospect that it would be prove the foul sewerage network
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 1	
Suitability	Is the site suitable	? Yes		
	adverse impacts on na further information ma INFRASTRUCTURE - it va as open space, green in LOCATION - It is access existing built-up area (SITE CHARACTERISTICS TRANSPORT - services	tural assets beause the say be required dependar will not lead to the loss on frastructure or communible to Holbeach's existing defined settlement limit is - The site is behind from and facilities are potentiof dwellings served from	ite is well treed. There are nt on development. If, nor place undue burder nity facilities. ng services and facilities a); itage development and ad ally accessible on foot and	heritage assets. It might have eno major archaeological issues, as on, existing infrastructure, such and is located adjacent / within the lijoins Hob002 d bicycle. Bus stops are on Fen acceptable. The access has
Classification Zone Zone Zone	2.1 2.2 2.3a	No hazard Low hazard Danger for a Danger for a	some most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob011	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the south of Wi	gnals Gate, Holbeach		
Site area (Hectares)	3.48 Site capacity at 30 dph:	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 Two owners, but they a	• .	cation, there are no known I	egal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation		ere is a reasonable prosp		e costs are likely to be relatively bed (assumed to begin in year 9,
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 20	
Suitability	Is the site suitable?	Yes		
Explanation	Holbeach. ENVIRONMENTAL IMPA no major archaeological INFRASTRUCTURE - it wi as open space, green inf LOCATION - It is accessil existing built-up area (do SITE CHARACTERISTICS - except for the residentia SHDC Environmental He further investigation. TRANSPORT - services a and Main Road. The acc	CTS - it will not have addissues, further information not lead to the loss of frastructure or communicate to Holbeach's existing efined settlement limit); The site is behind frontial properties fronting Witalth identify that the site and facilities are potential ess would need to be lose achieved. Access in frod Hall Gate.	tion may be required dependent, nor place undue burdens of ity facilities. If services and facilities and item item item items item items item items	ilt or heritage assets. There are dant on development. n, existing infrastructure, such s located adjacent / within the pen boundaries on all sides riate if Hob039 is allocated. Intaminated sites requiring sus stops are on Wignals Gate
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so 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
I		l		I

Reference	Hob013	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of Sp	oalding Road, Holbeach		
Site area (Hectares)	1.94 Site capacity at 30 dph:	58 Site capacity at 25 dph:	48 Site capacity at 20 dph:	39 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pl no known legal or owr		of the site is allocated as	an 'urban extension' and there are
Achievability	Is the site achieva	yes		
Explanation	(although flood mitiga	tion costs are likely). If it		ture costs are likely to be low asonable prospect that it would be 5).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15 Delivered in yrs 16-20		15	
	Delivered in yrs 21-25			
Suitability	Is the site suitable	? Yes		
	no major archaeologic INFRASTRUCTURE - it vopen space, green infr LOCATION - It is access existing built-up area (SITE CHARACTERISTICS TRANSPORT - services Road. In conjunction was principal junction intand Spalding Road made sac maybe acceptal west of Holbeach.	al issues, further informa will not lead to the loss of astructure or community iible to Holbeach's existing defined settlement limit) is - The site is part of Hobband facilities are potentially in the site from a second ybe constructed and smable. There would be no considered suitable.	tion may be required dep f, or place undue burdens facilities ag services and facilities a ; 206 and lies behind or be- ally accessible on foot and ded to provide a roundab roundabout on the A151, Il extensions of estate roa	built or heritage assets. There are bendant on development. on, existing infrastructure, such as and is located adjacent / within the side existing development. d bicycle. Bus stops are on Spalding out at A17/A151 junction, to have a further junction on to the A151 ads to the west of Holbeach as culs and the residential roads to the
I lood lisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for n Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
	Zone 3a	Danger for s Danger for n	nost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Hob015	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north-west o	f Battlefields Lane No	rth, Holbeach	
Site area (Hectares)	0.57 Site capacity at 30 dph:	Site capacity at 25 dph:	14 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	nning permission or al	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation	(although flood mitigatio	n costs are likely). If i		ture costs are likely to be low asonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		11	
Suitability	Is the site suitable?	No		
	open space, green infrast LOCATION - although the which means that it is no side of the A17 because i limit); SITE CHARACTERISTICS - area's character. Develop perceived as part of the texisting isolated group of environment as the proxioccupiers of new dwellin TRANSPORT - services an A17 is not safe, particular	I not lead to the loss of tructure or communities site is relatively close of as accessible to Holl it is not located adjace. The site would extend the site. It is not located to the site would extend the site would exte	of, or place undue burden y facilities to Holbeach's centre, it is beach's existing services a ent / within the existing but I the town to the north of the A17 is currently relative area, and consequently its stryside. It is unlikely to of impact on the amenities to itally accessible on foot or the elderly. Bus stops are	s on, existing infrastructure, such as s separated from it by the A17 nd facilities as sites on the southern uilt-up area (defined settlement the A17 to the detriment of the vely limited in scale and is not development would intensify an ifer a satisfactory residential hat would be enjoyed by the by bicycle. However, crossing the on Battlefield Road South and
Classification	Undev	relopable		
I lood Hak	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob017	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of Ba	ttlefields Lane North, Ho	lbeach	
Site area (Hectares)	0.34 Site capacity at 30 dph:	Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		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 achievab	Yes Yes		
Explanation	(although flood mitigat		s allocated, there is a rea	ture costs are likely to be low asonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15:		7	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	? No		
Explanation	Holbeach. ENVIRONMENTAL IMPA INFRASTRUCTURE - it wopen space, green infra LOCATION - although the which means that it is reside of the A17 because limit); SITE CHARACTERISTICS area's character. Developerceived as part of the existing isolated group consequently impact of TRANSPORT - services and A17 is not safe, particul Washway Road. Services	ACTS - it will not have advill not lead to the loss of istructure or community ne site is relatively close that as accessible to Holbe it is not located adjacent. The site would extend to poment on this side of the town's main built-up are of dwellings in the count in adjoining property.	verse impacts on natural, or place undue burdens facilities to Holbeach's centre, it is each's existing services and / within the existing but the town to the north of e A17 is currently relative, and consequently its ryside. It is also backland ally accessible on foot or ne elderly. Bus stops are ore only accessible by ca	s on, existing infrastructure, such as a separated from it by the A17 and facilities as sites on the southern silt-up area (defined settlement the A17 to the detriment of the ely limited in scale and is not development would intensify an I development and may by bicycle. However, crossing the on Battlefield Road South and
Flood risk Zone Zone Zone Zone	2 1 2 2 3 3 3 3	No hazard Low hazard Danger for so Danger for m Danger for al	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob018	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the south-west	of Washway Road, Holbe	each	
Site area (Hectares)	0.15 Site capacity at 30 dph:	4 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		F
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigat		s allocated, there is a re	ture costs are likely to be low asonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		3	
Suitability	Is the site suitable?	No		
Explanation	Holbeach. ENVIRONMENTAL IMPA INFRASTRUCTURE - it w open space, green infra LOCATION - although th which means that it is r side of the A17 because limit); SITE CHARACTERISTICS area's character. Developerceived as part of the existing isolated group TRANSPORT - services a A17 is not safe, particul Washway Road. Services	ACTS - it will not have advill not lead to the loss of, structure or community the site is relatively close the saccessible to Holbe it is not located adjacen. The site would extend the popment on this side of the town's main built-up are of dwellings in the countriend facilities are potential.	rerse impacts on natural or place undue burden facilities o Holbeach's centre, it is ach's existing services at / within the existing behavior to the north of e A17 is currently relatives, and consequently its ryside. Ily accessible on foot or e elderly. Bus stops are	s on, existing infrastructure, such as s separated from it by the A17 nd facilities as sites on the southern uilt-up area (defined settlement the A17 to the detriment of the vely limited in scale and is not development would intensify an by bicycle. However, crossing the on Battlefield Road South and
Classification	Unde	velopable		
Flood risk Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Hob021	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of Wa	ashway Road, Holbeach		
Site area (Hectares)	0.17 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning permissions:
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla Two owners, but they a		cation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	(although flood mitigat		s allocated, there is a rea	cure costs are likely to be low asonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		3	
Suitability	Is the site suitable?	No No		
Explanation	Holbeach. ENVIRONMENTAL IMPA INFRASTRUCTURE - it w open space, green infra LOCATION - although th which means that it is r side of the A17 because limit); SITE CHARACTERISTICS area's character. Developerceived as part of the existing isolated group of TRANSPORT - services a A17 is not safe, particul Washway Road. Service	ACTS - it will not have advill not lead to the loss of, astructure or community ne site is relatively close that as accessible to Holbe e it is not located adjacen. The site would extend to opment on this side of the town's main built-up are of dwellings in the countrand facilities are potentia	verse impacts on natural, or place undue burdens facilities to Holbeach's centre, it is each's existing services art / within the existing but the town to the north of e A17 is currently relative, and consequently its ryside. Illy accessible on foot or lee elderly. Bus stops are	s on, existing infrastructure, such as a separated from it by the A17 and facilities as sites on the southern ilt-up area (defined settlement the A17 to the detriment of the ely limited in scale and is not development would intensify an by bicycle. However, crossing the on Battlefield Road South and
Flood risk Zone Zone Zone Zone	1 2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Hob023	Settlement:	Holbeach	Phase two SHLAA sites
Land to the west of Ba	rrett's Close, Holbeach		
0.15 Site capacity at 30 dph:	4 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning
Is the site availabl	e? Yes		permissions:
		ation, there are no knov	wn legal or ownership problems.
Is the site achieva	ble? Yes		
(although flood mitiga	tion costs are likely). If it is	allocated, there is a rea	sonable prospect that it would be
Delivered in yrs 16-20		3	
Is the site suitable	? Yes		
ENVIRONMENTAL IMP INFRASTRUCTURE - it v open space, green infr LOCATION - It is access existing built-up area (SITE CHARACTERISTICS properties is acceptabl TRANSPORT - services Road South. Lincolnshi	will not lead to the loss of, astructure or community fisible to Holbeach's existing defined settlement limit); 5 - The site is part of a large le. and facilities are potential in County Highways supports	or place undue burdens acilities services and facilities are garden and abuts Barrey y accessible on foot and	on, existing infrastructure, such as and is located adjacent / within the etts Close. Impact on neighbouring bicycle. Bus stops are on Boston
Deve	elopable (06-10)		
one 1 one 2 one 3a one3b	Danger for mo		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m
	Land to the west of Ba 0.15 Site capacity at 30 dph: Is the site available Although there is no portwo owners, but thay Is the site achieva Moderate achievability (although flood mitigate developed (assumed to belivered in yrs 1-5: Delivered in yrs 16-10: Delivered in yrs 11-15 Delivered in yrs 11-15 Delivered in yrs 21-25 Is the site suitable The site is in scale with Holbeach. ENVIRONMENTAL IMPORTASTRUCTURE - it to open space, green infort LOCATION - It is accessexisting built-up area (SITE CHARACTERISTICS properties is acceptable TRANSPORT - services Road South. Lincolnship Consequently, the site one 1 one 2 one 3a	Land to the west of Barrett's Close, Holbeach 0.15 Site capacity at 30 dph: at 25 dph: Is the site available? Although there is no planning permission or alloc Two owners, but thay are working together. Is the site achievable? Moderate achievablity. Values are moderate, bu (although flood mitigation costs are likely). If it is developed (assumed to begin in year 7, and be completed in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 11-25: Is the site suitable? The site is in scale with the 2,202 dwellings which Holbeach. ENVIRONMENTAL IMPACTS - it will not have advent INFRASTRUCTURE - it will not lead to the loss of, open space, green infrastructure or community for the complete is accessible to Holbeach's existing existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is part of a large properties is acceptable. TRANSPORT - services and facilities are potentiall Road South. Lincolnshire County Highways support of the site is considered suitable. Developable (06-10) Developable (06-10)	Land to the west of Barrett's Close, Holbeach 0.15 Site capacity at 25 dph: 4 Site capacity at 20 dph: Is the site available? Although there is no planning permission or allocation, there are no known owners, but thay are working together. Is the site achievable? Moderate achievable! Moderate achievable! Moderate achievable! Is the site achievable? Moderate achievable! Moderate achievable! Moderate achievable! Moderate achievable! Moderate achievable! Tes Moderate achievable! Moderate achievable! Moderate achievable! Moderate achievable! Moderate achievable in year 7, and be completed before year 10 developed (assumed to begin in year 7, and be completed before year 10 developed (assumed to begin in year 7, and be completed before year 10 developed in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 1-25: Is the site suitable? The site is in scale with the 2,202 dwellings which the emerging Local Pla Holbeach. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens open space, green infrastructure or community facilities a existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site is part of a large garden and abuts Barru properties is acceptable. TRANSPORT - services and facilities are potentially accessible on foot and Road South. Lincolnshire County Highways support a small scale scheme in the strength of the strength

Reference	Hob024	Settlement:	Holbeach	Phase two SHLAA sites				
Address	Land to the east of We	Land to the east of Welbourne Lane North, Holbeach						
Site area (Hectares)	1.4 Site capacity at 30 dph:	42 Site capacity at 25 dph:	35 Site capacity at 20 dph:	28 Site capacity from planning permissions:				
Availability	Is the site available	Yes		permissions:				
Explanation	Although there is no pl	anning permission or all	ocation, there are no kno	wn legal or ownership problems.				
Achievability	Is the site achieva	ble? Yes						
Explanation	(although flood mitigation	tion costs are likely). If it		ture costs are likely to be low asonable prospect that it would be 5).				
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10: Delivered in yrs 11-15:		24 4					
	Delivered in yrs 16-20		·					
	Delivered in yrs 21-25							
Suitability	Is the site suitable	? No						
Explanation	Holbeach. ENVIRONMENTAL IMP INFRASTRUCTURE - it v open space, green infr: LOCATION - although t which means that it is side of the A17 becaus limit); SITE CHARACTERISTICS area's character. Devel perceived as part of th existing isolated group environment as the pri occupiers of new dwel services and facilities a satisfactory.	ACTS - it will not have activill not lead to the loss of astructure or community he site is relatively close not as accessible to Holde it is not located adjace. The site would extend to pment on this side of the town's main built-up a of dwellings in the country in the A17 may illings on the site. TRANSF	dverse impacts on natural f, or place undue burdens of facilities to Holbeach's centre, it is each's existing services a nt / within the existing but the town to the north of he A17 is currently relative, and consequently its tryside. It is unlikely to ompact on the amenities to PORT - Vehicular access must be a not the refore pedestrians.	s separated from it by the A17 and facilities as sites on the southern will-up area (defined settlement of the rely limited in scale and is not development would intensify an a satisfactory residential that would be enjoyed by the rely limited in scale by the residual possible but				
Classification	Unde	evelopable						
I IUUU I ISK	one 1 one 2	No hazard Low hazard		No Depth 0m to 0.25m				
	one 3a	Danger for s		0.25m to 0.50m				
Zo	one3b	Danger for a		0.50m to 1.0m 1.0m to 2.0m >2.0m				
		'		,				

Reference	Hob025	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the west of Bos	ton Road, Holbeach		
Site area (Hectares)	0.95 Site capacity at 30 dph:	28 Site capacity at 25 dph:	24 Site capacity at 20 dph:	19 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla Two owners, but they a		cation, there are no knowr	n legal or ownership problems.
Achievability	Is the site achievab	le? Yes		
Explanation	(although flood mitigati	on costs are likely). If it i		re costs are likely to be low onable prospect that it would be
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15:		12 7	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	Holbeach. ENVIRONMENTAL IMPAINFRASTRUCTURE - it wopen space, green infra LOCATION - although the which means that it is n side of the A17 because limit); SITE CHARACTERISTICS area's character. Developerceived as part of the existing isolated group of environment as the prooccupiers of new dwellitransport - Vehicular A17 and therefore pede	CTS - it will not have addill not lead to the loss of structure or community e site is relatively close to as accessible to Holbe it is not located adjacer. The site would extend appear to on this side of the town's main built-up around the delings in the count kimity of the A17 may inngs on the site.	facilities to Holbeach's centre, it is seach's existing services and at / within the existing built the town to the north of the A17 is currently relatively ea, and consequently its deryside. It is unlikely to offen pact on the amenities that the satisfactory.	uilt or heritage assets n, existing infrastructure, such as eparated from it by the A17 facilities as sites on the southern rup area (defined settlement e A17 to the detriment of the y limited in scale and is not evelopment would intensify an ar a satisfactory residential
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

	Hob026	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of Foxes L	ow Road, Holbeach		
Site area (Hectares)	2.12 Site capacity at 30 dph:	Site capacity at 25 dph:	53 Site capacity at 20 dph:	42 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plannin	ng permission or allo	cation, there are no knov	vn legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		osts are likely). If it i	s allocated, there is a rea	ure costs are likely to be low sonable prospect that it would be).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 18	
Suitability	Is the site suitable?	Yes		
Explanation	no major archaeological issu INFRASTRUCTURE - it will no as open space, green infrast LOCATION - It is accessible t built-up area (defined settle SITE CHARACTERISTICS - The that site it is a suitable site. It the A17 may impact on the abut it is likely that such impaarea. TRANSPORT - services and fa Road. Access from the A17 with enew houses on the Kings Consequently, the site is cor	- it will not have advales, further informated to the loss of pructure or community of Holbeach's existingment limit); estie is part of HobO lit is unlikely to offer amenities that would acts could be mitigated acilities are potential would not be accept and services Road estate.	verse impacts on natural, ion may be required dep, nor place undue burden ty facilities. g services and facilities at 04 and subject to it comi a satisfactory residential d be enjoyed by the occu ed effectively, if this land	built or heritage assets. There are
Classification		able (11-15)		
Flood risk Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob032	Settlement:	Holbeach	Phase two SHLAA sites				
Address	Land off Battlefields Lane, Holbeach							
Site area (Hectares)	6.27 Site capacity at 30 dph:	Site capacity at 25 dph:	157 Site capacity at 20 dph:	125 Site capacity from planning permissions:				
Availability	Is the site available	Yes		permissions.				
Explanation		ission (ref. H09-1325-06) fo There are no known legal o		185 dwellings has lapsed, but the s.				
Achievability	Is the site achieval	ble? Yes						
Explanation	high, including improve likely. Although plannii prospect that it would	ements to existing schools a ng permission has lapsed, it be developed although cor	and a new primary sch remains an allocated nmencement may be o	ture costs are likely to be relatively ool and flood mitigation costs are site and there is a reasonable delayed by the need to improve the completed before year 20).				
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:		25 125 35					
Suitability	Is the site suitable	? Yes						
	no major archaeologico INFRASTRUCTURE - it v as open space, green in LOCATION - It is access existing built-up area (of SITE CHARACTERISTICS TRANSPORT - services Battlefields Lane South	al issues, further information will not lead to the loss of, refrastructure or community sible to Holbeach's existing defined settlement limit); in The site has planning per and facilities are potentially at the site is suitable in high down a planning condition.	on may be required de nor place undue burde of facilities. services and facilities a mission for 185 dwelli of accessible on foot an	ns on, existing infrastructure, such and is located adjacent / within the ngs and is adjacent to Hob004.				
Classification	Deve	elopable (16-20)						
Zi	one 1 one 2 one 3a one3b	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	Hob033	Settlement:	Holbeach	Phase two SHLAA	sites L
ddress	18 Edinburgh Walk, Holl	peach			
te area (Hectares)	0.18 Site capacity at 30 dph:	5 Site capacity at 25 dph:	4 Site capacity at 20 dph:	4 Site capacity from planning	2
vailability	Is the site available	? Yes		permissions:	
cplanation	Outline planning permis	sion (ref. H09-0020-12) is	outstanding for the co	nstruction of 2 dwellings	
chievability	Is the site achievab	Yes			
xplanation	permission is outstandir		le prospect that it will s	costs are likely to be low. P soon be developed (assume	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		2		
uitability	Is the site suitable?	Yes			
	as open space, green inf LOCATION - It is accessil existing built-up area (do SITE CHARACTERISTICS -	rastructure or community ole to Holbeach's existing efined settlement limit); The site has planning pen and facilities are potentiall	y facilities. services and facilities a mission for 2 dwellings	ns on, existing infrastructure nd is located adjacent / with s d bicycle. Bus stops are on	
Classification	Devel	opable (06-10)			
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for sor 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	Hob035	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land at Northons Lan	e, Holbeach		
Site area (Hectares)	0.14 Site capacity at 30 dph:	4 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Outline planning perr for the construction of	·	and Reserved Matters (r	ef. H09-0737-13) are outstanding
Achievability	Is the site achieva	able? Yes		
Explanation	although flood mitiga		ing permission is outstan	ture costs are likely to be low, ding and there is a reasonable ompleted before year 10).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-1: Delivered in yrs 16-2: Delivered in yrs 21-2:	5: 0	2	
Suitability	Is the site suitable	e? Yes		
	INFRASTRUCTURE - it as open space, green LOCATION - It is accessive existing built-up area SITE CHARACTERISTIC TRANSPORT - services Pywell Avenue. In corto have a principal juithe A151 and Spaldin Holbeach as culs de sresidential roads to the	infrastructure or commun ssible to Holbeach's existin (defined settlement limit) CS - The site has planning ps and facilities are potential injunction with other sites inction into the site from a g Road maybe constructed ac maybe acceptable. The	i, nor place undue burder ity facilities. Ig services and facilities a cermission for 2 dwellings ally accessible on foot and t is intended to provide a second roundabout on the	ns on, existing infrastructure, such and is located adjacent / within the solution of the solu
Classification	Dev	relopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Hob039	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the south of Wigr	nals Gate, Holbeach		
Site area (Hectares)	4.78 Site capacity at 30 dph:	Site capacity at 25 dph:	120 Site capacity at 20 dph:	96 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plant Two owners, but they are		ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation		re is a reasonable pro		ture costs are likely to be relatively veloped (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:		50 46	
Suitability	Is the site suitable?	Yes		
Explanation	The site is in scale with th Holbeach.	e 2,202 dwellings wh	ch the emerging Local Pla	in seeks to be developed in
Classification	no major archaeological is INFRASTRUCTURE - it will as open space, green infra LOCATION - It is accessible existing built-up area (def SITE CHARACTERISTICS - Thas open boundaries on a Environmental Health ide investigation. TRANSPORT - services and and Main Road. The front visibility splays. The off seaccess. Consequently, the site is of	ssues, further information of lead to the loss of astructure or community to Holbeach's existification of the site is behind from the site is behind from the site is out of facilities are potentiated on the site is out of	ation may be required depth, nor place undue burder inty facilities. In grant services and facilities at tage development and ruresidential properties from a list of potentially contably accessible on a bicycloppears sufficient to accompany in the propers of the properties of the p	bendant on development. In son, existing infrastructure, such and is located adjacent / within the ans to the side of the Cemetery. It porting Wignals Gate. SHDC aminated sites requiring further amodate the required radii and and alleft configuration suitable for safe
Flood risk Zo	one 1	No hazard		No Depth
Zo Zo	one 2 one 3a one3b	Low hazard Danger for s Danger for s Danger for a	most	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob042	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of N	orthons Lane, Holbeach		
Site area (Hectares)	10.08 Site capacity at 30 dph:	302 Site capacity at 25 dph:	252 Site capacity at 20 dph:	202 Site capacity from planning
Availability	Is the site available	e? Yes		permissions:
Explanation		lanning permission, the site thip problems. Two owners		ntial development and there are no gether.
Achievability	Is the site achieva	ble? Yes		
Explanation	high. Nonetheless, if it		onable prospect that it	ture costs are likely to be relatively would be developed (assumed to
Assumed delivery rat	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		50 125 27	
Suitability	Is the site suitable	? Yes		
	development has alreatits development, the in layout. INFRASTRUCTURE - it was because the layout of	will not lead to the loss of, sible to Holbeach's existing defined settlement limit); 5 - The site's development rea. The proximity of the Angs on the site. However, i portunities to mitigate such of potentially contaminate and facilities are potential with other sites it is intended to the site from a second regulate. There would be no contaminate of the site from a second regulate.	ly. Although the openner could be addressed through the provides and facilities a services and facilities a would greatly increase to 151 and A17 may impact is considered that develonimpacts effectively. Sled sites requiring furtherly accessible on foot and to provide a roundabundabout on the A151, extensions of estate roadstandard to provide a roundabundabout on the A151,	the perceived extent of the ct on the amenities that would be elopment of the site in conjunction HDC Environmental Health identify
Classification	Deve	elopable (16-20)		
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	Hob044	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the north of No	orthon's Lane, Holbeach		
Site area (Hectares)	1.21 Site capacity at 30 dph:	36 Site capacity at 25 dph:	30 Site capacity at 20 dph:	24 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla (H09-0844-14 awaiting	= -	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 relativel reloped (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:		24	
Suitability	Is the site suitable?	Yes		
	no major archaeologica INFRASTRUCTURE - it w as open space, green in LOCATION - It is accessi existing built-up area (c SITE CHARACTERISTICS TRANSPORT - services a	Il issues, further informat vill not lead to the loss of, frastructure or communi ible to Holbeach's existing lefined settlement limit); - The site has unused bui and facilities are potentia shire County Highways ra	ion may be required dependently facilities. It is services and facilities and light and is surrounded ly accessible on foot an	, built or heritage assets. There are pendant on development. Ins on, existing infrastructure, such and is located adjacent / within the distribution by dwellings discount of the distribution on the site.
Classification	Deve	lopable (06-10)		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob045	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the east of Damga	te, Holbeach		
Site area (Hectares)	8.54 Site capacity at 30 dph:	256 Site capacity at 25 dph:	213 Site capacity at 20 dph:	171 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plann	ing permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievable	? Yes		
Explanation		llocated, there is a re	asonable prospect that it	cture costs are likely to be relatively t would be developed (assumed to
Assumed delivery rat	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:		50 121	
Suitability	Is the site suitable?	No		
	adverse impacts on natura trees within the site. They INFRASTRUCTURE - it will ras open space, green infra: LOCATION - It is accessible existing built-up area (defit SITE CHARACTERISTICS - The site open countryside to the Environmental Health identinvestigation. The site has some mature trees. This is trees to be beyond their fathose which are on the bot TRANSPORT - services and Road. A suitable access collacces point. The existing for	Il assets. The site is ware subject to a tree not lead to the loss of structure or communito to Holbeach's existing the existence of the settlement limit, there is residential desouth. The southern stify that the site is of a parkland character because they are tallling distance. Their undaries of the site. facilities are potential be provided. The potway would requiring trees might be affective.	rell treed to the boundari preservation order. f, nor place undue burde hity facilities. Ing services and facilities and its development on boundarie boundary is parallel to an a list of potentially contained its development wo I and dwellings would haremoval would change the ally accessible on foot an road might require mino be extending. A watercourted. It is a large area of land in the service of the se	r heritage assets but will have les and there are also gropus of ons on, existing infrastructure, such and is located adjacent / within the sto the north of the site but there former railway line. SHDC taminated sites requiring further uld potentially involve the loss of we to be located well away from the ne appearance of the site, especially did bicycle. Bus stops are on Fleet or widening and realignment at the rese at the frontage would need to and to be developed with one
Classification	Undeve	elopable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob046	Settlement:	Holbeach	Phase two SHLAA sites
Address	Fishpond Lane, Holbeach			
ite area (Hectares)	0.66 Site capacity at 30 dph:	20 Site capacity at 25 dph:	16 Site capacity at 20 dph:	13 Site capacity 6 from planning
vailability	Is the site available?	Yes		permissions:
xplanation	Full planning permission	H09-1021-10 is outstand	ing for the construction o	of 6 dwellings
chievability	Is the site achievable	e? Yes		
xplanation	Moderate achievability. No moderate. Planning perm developed (assumed to be	nission is outstanding and	I there is a reasonable pr	ospect that it will soon 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:		6	
uitability	Is the site suitable?	Yes		
	as open space, green infr LOCATION - It is accessib existing built-up area (de SITE CHARACTERISTICS -	I not lead to the loss of, is astructure or community le to Holbeach's existing fined settlement limit); The site has planning perite is on a list of potential diffacilities are potentially	nor place undue burdens of facilities. services and facilities and mission for a further 6 do lly contaminated sites re	on, existing infrastructure, such d is located adjacent / within the wellings. SHDC Environmental quiring further investigation.
lassification	Develo	opable (06-10)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for sor 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	Hob047	Settlement:	Holbeach	Phase two SHLAA sites L
Address	Land off Fishpond Lane	e, Holbeach		
ite area (Hectares)	0.1 Site capacity at 30 dph:	3 Site capacity at 25 dph:	2 Site capacity at 20 dph:	2 Site capacity from planning
vailability	Is the site available	e? Yes		permissions:
xplanation	Full planning permission	on (ref.H09-0071-10) is outs	standing for the constru	ction of 2 dwellings.
chievability	Is the site achieva	ble? Yes		
xplanation	Planning permission is		reasonable prospect tha	ure costs are likely to be low. at it will soon be developed
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		2	
uitability	Is the site suitable	? Yes		
	INFRASTRUCTURE - it vas open space, green in LOCATION - It is access existing built-up area (SITE CHARACTERISTICS TRANSPORT - services Street. Visibility to the	nfrastructure or community sible to Holbeach's existing defined settlement limit); S - The site has planning per	nor place undue burden of facilities. services and facilities ar mission for a further 2 of of accessible on foot and	s on, existing infrastructure, such ad is located adjacent / within the dwellings. bicycle. Bus stops are on High
Classification	Deve	elopable (06-10)		
lood risk	Zone 1 Zone 2 Zone 3a Zone3b	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	Hob048	Sett	lement:	Holbe	each	Phase two SHLAA sites
Address	Land to the east of the	A151				
Site area (Hectares)	42.2 Site capacity at 30 dph:		e capacity 25 dph:		e capacity 844 20 dph:	from planning
Availability	Is the site available	?	Yes			permissions:
Explanation						v 2006) and there are no nitted their land separately
Achievability	Is the site achievak	ole?	Yes			
Explanation	high, including improve there is a reasonable pr	ments to ex ospect that	isting schools it would be o	s and a new developed al	primary school. No though commence	osts are likely to be relatively inetheless, if it is allocated, iment may be delayed by the ear 11, and be completed
Assumed delivery rate	Delivered in yrs 1-5:					
	Delivered in yrs 6-10:			0		
	Delivered in yrs 11-15: Delivered in yrs 16-20			250		
	Delivered in yrs 16-20 Delivered in yrs 21-25:			250 250		
Suitability	Is the site suitable?	?	Yes			
	that forms part of the help development has alreadits development, the implayout. INFRASTRUCTURE - the site is large enough to a LOCATION - It is accessive existing built-up area (COSITE CHARACTERISTICS) to the A151 & A17 - the development on this some Health identify that the TRANSPORT - services a Road. In conjunction we a principal junction into and Spalding Road may de sac maybe acceptable west of Holbeach.	sistoric fenlar dy reduced to a pact of the site include accommodate ble to Holber lefined settle. It would in a roads' proximale offers on site may be and facilities of the site fro be constructive. There wo environmen	nd setting of his significan urbanisation urbanisation s some allotre te them. each's existinement limit); crease the primity may importunities to contaminate are potential is it is intended and small buld be no contal impacts,	the listed protely. Although could be addeduced by the could be addeduced by the country and the country accessible and to provide to undabout of a lextensions connection from the country accessible and the country accessible ac	roperty The Old Co th the openness of the openness of the dressed through se makes and is lot of the built-up amenities of new of the properties of the properties of the properties of the confloor and bicycle aroundabout at the A151, a furt of estate roads to the A151 and the properties of the propertie	the loss of the open aspect tage. However, previous the setting would be lost by ensitive landscaping and the retained or moved but the located adjacent / within the larea, & the site is adjacent dwellings. However, vely. SHDC Environmental le. Bus stops are on Spalding A17/A151 junction, to have ther junction on to the A151 the west of Holbeach as culs the residential roads to the larest stops, the site is considered
Classification	Deve	lopable (21-25)			
Flood risk Zone Zone Zone	e 2 e 3a		No hazard Low hazard Danger for so Danger for m Danger for al	nost		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 0.0m to 2.0m 2.0m

Reference	Hob051	Settlement:	Holbeach	Phase two SHLAA sites	
Address	Land to the east of Barrington Gate, Holbeach				
Site area (Hectares)	6.74 Site capacity at 30 dph:	202 Site capacity at 25 dph:	168 Site capacity at 20 dph:	135 Site capacity from planning	
Availability	Is the site available	? Yes		permissions:	
Explanation	Although there is no pla	nning permission or alloc	ation, there are no know	wn legal or ownership problems.	
Achievability	Is the site achievab	Yes			
Explanation		cated, there is a reasonab		ture costs are likely to be high. d be developed (assumed to begin	
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 85		
Suitability	Is the site suitable?	No			
	INFRASTRUCTURE - it wi open space, green infras be removed. LOCATION - It is accessil existing built-up area (do SITE CHARACTERISTICS - Whitworth Mill. SHDC E sites requiring further in so it is considered reside TRANSPORT - services a Barrington Gate. The acc	ble to Holbeach's existing efined settlement limit); The site has development novironmental Health identivestigation. There have be ential use is not appropriated facilities are potentiall cess would need to be to farrow Avenue might be a	or place undue burdens acilities although the ac services and facilities a at to the north and a scr tify that the site is on a een complaints about the y accessible on foot and the northern end of the	on, existing infrastructure, such as cess may require frontage trees to and is located adjacent / within the rapyard to the south. It is opposite list of potentially contaminated the operation of the scrap yard and bicycle. Bus stops are on a Barrington Gate frontage. A	
Classification	Unde	velopable			
Flood Fisk	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	Hob052	Settlement:	Holbeach	Phase two SHLAA sites		
Address	Land to the west of Branches Lane, Holbeach					
Site area (Hectares)	4.61 Site capacity at 30 dph:	138 Site capacity at 25 dph:	Site capacity at 20 dph:	92 Site capacity from planning		
Availability	Is the site available	? Yes		permissions:		
Explanation	Although there is no pla	nning permission or allo	ocation, there are no knowr	n legal or ownership problems.		
Achievability	Is the site achievab	Yes				
Explanation		cated, there is a reasona		re costs are likely to be high. be developed (assumed to begin		
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 42			
Suitability	Is the site suitable?	No				
	The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit); SITE CHARACTERISTICS - The site has development to the north and east with countryside to the south. It adjoins another SHLAA site to the west which has been discounted owing to the preserved trees on the site. The development of this site on its own would add to the existing group of dwellings to the east and alter the rural character of the location. TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Fleet Road. Branches Lane would require widening, strengthening, surface water drainage, footways and street lighting to make it suitable to serve the site.					
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 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	Hob055	Settlement	: F	lolbeach	Phase two SHLAA sites
Address	Land to the north of the	A17, Holbeach			
Site area (Hectares)	8.89 Site capacity at 30 dph:	267 Site capac at 25 dph		Site capacity at 20 dph:	178 Site capacity from planning
Availability	Is the site available			at 20 upii.	permissions:
Explanation	Although there is no pla	nning permission o	or allocation,	there are no known	legal or ownership problems.
Achievability	Is the site achievab	Yes			
Explanation		allocated, there is	a reasonable		e costs are likely to be relatively ould be developed (assumed to
Assumed delivery rate	Delivered in yrs 1-5:				
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 125		
	Delivered in yrs 16-20		3		
	Delivered in yrs 21-25:				
Suitability	Is the site suitable?	No			
	development would hav on the northern side of town's main built-up are group of dwellings with INFRASTRUCTURE - it wi LOCATION - although th which means that it is no side of the A17. Further	e adverse impacts the A17 is currently a, and the develop an unsatisfatory rell not lead to the ke site is relatively to as accessible to	upon the cha y relatively lir pment of this elationship to pss of, or plac close to Holbe Holbeach's e	arracter and appeara mited in scale and is site would create and the town. the undue burdens or each's centre, it is se existing services and	uilt or heritage assets, but its not perceived as part of the n isolated and incongruous n, existing infrastructure. Exparated from it by the A17 facilities as sites on the southern tolbeach's built-up area (defined
	agricultural land, is not p that would be enjoyed b TRANSPORT - Vehicular	oreviously-develop by the occupiers of access may be tect d A17) but pedestr	ed, and the p new dwelling nnically possi ian and cycle	proximity of the A17 gs on the site. ble (if a roundabout access to the town'	it is best and most verstaile may impact on the amenities is to be provided at the s services is unlikely to be
Classification Flood risk Zone 1 Zone 2		velopable No haza Low ha	zard		No Depth Om to 0.25m
Zone 3: Zone3b			for some for most for all		0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Hob057	Settlement:	Holbeach	Phase two SHLAA sites
Address	Land to the south of H	Hall Gate, Holbeach		
Site area (Hectares)	4.24 Site capacity at 30 dph:	Site capacity at 25 dph:	106 Site capacity at 20 dph:	85 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no p	planning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieva	able? Yes		
Explanation	(including flood mitig	ation costs & particular coeasonable prospect that i	osts arising from its unus	cture costs are likely to be high ual proportions). Nonetheless, if it is ssumed to begin in year 9, 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 Delivered in yrs 21-2:	5: 0	50 35	
Suitability	Is the site suitable	e? No		
Classification	development would he isolation, the site's depredominant local for would remain undeverself. INFRASTRUCTURE - it LOCATION - it is access (defined settlement listed SITE CHARACTERISTIC neighbour' uses, it is ITRANSPORT - it is like and services & facilities. Unsuitable, due to ad	nave adverse impacts upon evelopment would result rm. If it is developed with eloped, which would also a will not lead to the loss consible to Holbeach's servicimit); CS - although the site has best and most verstaile age	on the character and appering a strongly linear north- Hob002, a substantial are be unsatisfactory in visual of, or place undue burdences & facilities, and it is activated in the intrinsic amenity values are gricultural land, & is not pleveloped without creating the by bicycle, on foot or	ns on, existing infrastructure. djacent to Holbeach's built-up area lue & there are no potential 'bad previously-developed. ng or exacerbating traffic problems,
Classification		-		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m