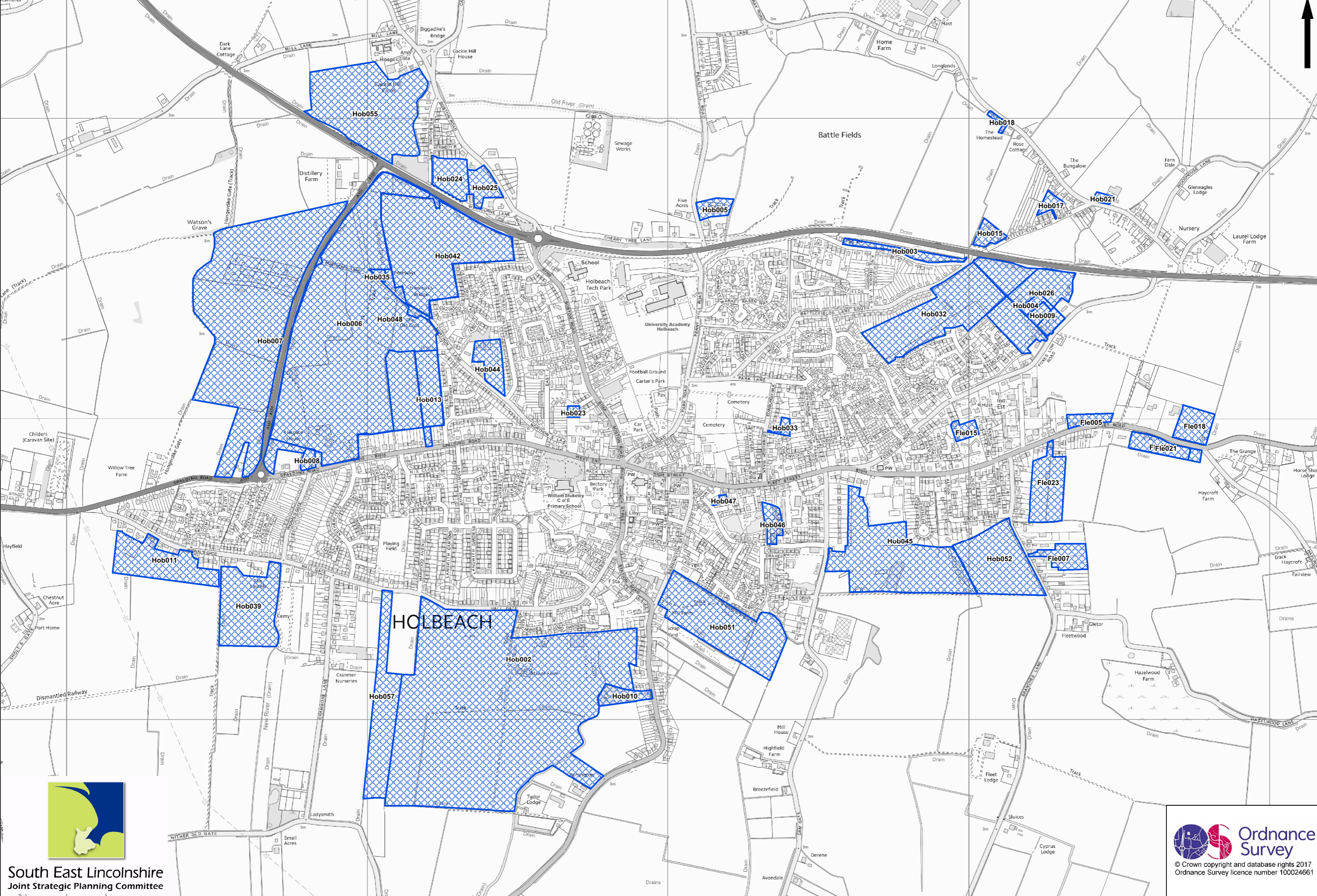


South East Lincolnshire Strategic Housing Land Availability Assessment - Holbeach (January 2018)



Reference	Fle005	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of 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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		10	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area owing to it joining a very loose group of dwellings to the built up area.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Fleet Road. The site has access onto a good quality road. Frontage plots would require turning facilities in each plot.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Fle007	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Branches Lane, Holbeach			
Site area (Hectares)	1.09 Site capacity at 30 dph:	33 Site capacity at 25 dph:	27 Site capacity at 20 dph:	22 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> Yes			
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Multiple owners, but they are working together.			
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 22 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is behind a row of dwellings that front onto Branches Lane. There are a few dwellings that lie behind these frontage properties and this would create more depth development, which could extend further than indicated on the plan. Depth development would create a form of development at odds with the predominant local character but there are few public views into the site and a coordinated development would be suitable. TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Fleet Road. The suitability of the site depends on how much land is available at the access to provide junction radii and visibility.</p> <p>☐ Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Fle008	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Fleet 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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		20	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area owing to it being opposite a very loose group of dwellings.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Fleet Road.</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Fle015	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Holbeach House, Fleet Road, Holbeach								
Site area (Hectares)	0.66	Site capacity at 30 dph:	20	Site capacity at 25 dph:	16	Site capacity at 20 dph:	13	Site capacity from planning permissions:	32
Availability	Is the site available?		Yes						
Explanation	Full planning permission (ref. H05-0563-11) is outstanding for the construction of 32 dwellings.								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		32						
	Delivered in yrs 11-15:								
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There is planning permission to convert the existing building and construct new buildings to provide 32 dwellings. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is behind a building that fronts on to Fleet Road, which has been converted into dwellings. The former 1851 Infirmary building on this site is visible from The Brambles and does not appear to be under conversion at present.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Fleet Road.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1				No hazard				
	Zone 2				Low hazard				
	Zone 3a				Danger for some				
	Zone3b				Danger for most				
					Danger for all				
					No Depth				
					0m to 0.25m				
					0.25m to 0.50m				
					0.50m to 1.0m				
					1.0m to 2.0m				
					>2.0m				

Reference	Fle018	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Fleet Road, 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? <input checked="" type="checkbox"/> 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="checkbox"/> 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 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities but is not located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has a countryside character, and development on the site would appear unrelated to the town.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Fleet Road.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Fle021	Settlement:	Holbeach	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Fleet Road, 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? <input checked="" type="checkbox"/> 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="checkbox"/> 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 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 23 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but would have adverse effects on the character and appearance of the area - it would create ribbon development which would (in relation to the number of dwellings it would deliver) significantly increase the visual impact and perceived extent of the village's built-up area, and erode the physical separation between Holbeach and Fleet Hargate.</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 Holbeach's existing services and facilities, and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses, it is best and most versatile agricultural land, is not previously developed, and has some amenity value (principally as a consequence of mature frontage trees).</p> <p>TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport, and its development is unlikely to create or exacerbate traffic problems.</p> <p>☐ Unsuitable, due to adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Fle023	Settlement:	Holbeach	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Fleet Road, Holbeach			
Site area (Hectares)	2.42 Site capacity at 30 dph:	73 Site capacity at 25 dph:	60 Site capacity at 20 dph:	48 Site capacity from planning permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> 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="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). Nonetheless, 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: 24 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, and would not have adverse effects on the character and appearance of the area - the site is enclosed on three sides by the town's built-up area, and would have few impacts upon views from public vantage points.</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 Holbeach's existing services and facilities, and is located adjacent to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - although there are no nearby 'bad neighbour' uses & it has no particular amenity value, it is best and most versatile agricultural land, & is not previously developed.</p> <p>TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport, but the Highway Authority has commented that the opening onto Fleet Road is not wide enough to provide the required carriageway and footway widths, the radii and the visibility splays for an adoptable estate road. A private drive serving a few dwellings may be suitable.</p> <p>☒ Unsuitable, due to transport issues.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob002	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the south of Hall Gate, Holbeach								
Site area (Hectares)	39.64	Site capacity at 30 dph:	1189	Site capacity at 25 dph:	991	Site capacity at 20 dph:	793	Site capacity from planning permissions:	900
Availability	Is the site available? <input checked="" type="checkbox"/> Yes								
Explanation	Planning permission (ref. H09-0521-14) is outstanding subject to a legal agreement for residential development of up to 900 dwellings.								
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes								
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high, including improvements to existing schools and a new primary school. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network. Development is assumed to begin in year 11, and to be completed after year 25.								
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? <input checked="" type="checkbox"/> Yes								
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. However, the Conservation Officer advises that the site has heritage significance because of its contribution to the historic and visual setting of Manor Farmhouse (Grade II listed). The development of the site would harm the traditional setting of the heritage asset and so it would likely have a very negative effect.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would increase the perceived extent of the settlement's built-up area but it is considered that development on this scale also offers opportunities to mitigate such impacts. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. The vehicular access, and existing bus stops are on Hall Gate and Fen Road.</p> <p>Ⓜ</p> <p>Although the above assessment identifies that the site's development may have harmful impacts upon heritage assets, planning permission is outstanding. Consequently, the site is considered suitable.</p>								
Classification	Developable (21-25)								
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						

Reference	Hob003	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Low 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. (There is a current planning application H09-0454-15.)			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		12	
	Delivered in yrs 11-15:		4	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site currently provides a 'buffer' between the town's built-up area and the A17 bypass. It is unlikely to offer a satisfactory residential environment, as the proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on this site by way of noise. Also owing to the height of the planting on the side of the A17 and the height of any development fronting onto Low Lane the likely rear gardens will be shaded from sunlight throughout the year.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Battlefields Lane South. There is a current planning application H09-0454-15. Issues on road widening and drainage are being considered by applicant and LPA. Visibility issues to the right from Low road into Battlefields Lane South have been resolved.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob004	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Balmoral 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. (There is a current planning application H09-0288-15 on part of the site)			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high, including education contributions and flood risk mitigation. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 10, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 25 Delivered in yrs 11-15: 92 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is adjacent to the A17 bypass, and the road's proximity may impact on the amenities that would be enjoyed by new dwellings at the northern end of the site. However, it is considered that development on this scale offers opportunities to mitigate such impacts effectively.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Fleet Road. There is a current planning application on part of the site which will be served from suitable existing estate roads. Any future impact on Foxes Low Road will have to address its deficiencies.</p> <p>☒</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob005	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the east of Penny Hill Road, Holbeach								
Site area (Hectares)	0.64	Site capacity at 30 dph:	19	Site capacity at 25 dph:	16	Site capacity at 20 dph:	13	Site capacity from planning permissions:	30
Availability	Is the site available?		Yes						
Explanation	Full Planning permission H09-0789-11 for 4 market and 26 affordable houses and a sports facility is currently under construction.								
Achievability	Is the site achievable?		Yes						
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		30						
	Delivered in yrs 11-15:								
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities owing to a subway under the A17 but is not located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is close to the A17 bypass, and has a countryside character. However, it has planning permission for residential development and sports provision.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Park Road. Pedestrian accessed to Holbeach provided by an underpass of the A17. A fence on the northern boundary severely compromises visibility.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
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				
	Zone3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference	Hob006	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>															
Address	Land to the east of the A151, Holbeach																		
Site area (Hectares)	29.26	Site capacity at 30 dph:	878	Site capacity at 25 dph:	732	Site capacity at 20 dph:	585	Site capacity from planning permissions:	<input type="text"/>										
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes																
Explanation	Although there is no planning permission, most of the site is allocated for residential development (northern parts of the site are allocated as part of a 'major employment area') and there are no known legal or ownership problems.																		
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes																
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively 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 25).																		
Assumed delivery rate	<table> <tr> <td>Delivered in yrs 1-5:</td> <td></td> </tr> <tr> <td>Delivered in yrs 6-10:</td> <td>50</td> </tr> <tr> <td>Delivered in yrs 11-15:</td> <td>250</td> </tr> <tr> <td>Delivered in yrs 16-20:</td> <td>250</td> </tr> <tr> <td>Delivered in yrs 21-25:</td> <td>35</td> </tr> </table>									Delivered in yrs 1-5:		Delivered in yrs 6-10:	50	Delivered in yrs 11-15:	250	Delivered in yrs 16-20:	250	Delivered in yrs 21-25:	35
Delivered in yrs 1-5:																			
Delivered in yrs 6-10:	50																		
Delivered in yrs 11-15:	250																		
Delivered in yrs 16-20:	250																		
Delivered in yrs 21-25:	35																		
Suitability	Is the site suitable?		<input checked="" type="checkbox"/> Yes																
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it might lead to the loss of, or place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities because the site includes some allotments. It is unclear if they will be retained or moved but the site is large enough to accommodate them.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site's development would greatly increase the perceived extent of the settlement's built-up area. The site is adjacent to the A151 and A17 bypass, and the road's proximity may impact on the amenities that would be enjoyed by new dwellings on the site. However, it is considered that development on this scale offers opportunities to mitigate such impacts effectively. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Spalding Road. In conjunction with other sites it is intended to provide a roundabout at A17/A151 junction, to have a principal junction into the site from a second roundabout on the A151, a further junction on to the A151 and Spalding Road maybe constructed and small extensions of estate roads to the west of Holbeach as culs de sac maybe acceptable. There would be no connection from the A151 and the residential roads to the west of Holbeach.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>																		
Classification	Developable (21-25)																		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b		No hazard Low hazard Danger for some Danger for most Danger for all			No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m													

Reference	Hob007	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
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:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high (and flood mitigation costs are likely). 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:		126						
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site's development would extend the town to the west of the A151, to the detriment of the area's character. There is currently little development on this side of the A151, and consequently this site has a countryside character and its development would create an incongruous group of dwellings which would appear unrelated to the existing town.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Spalding Road. The land is on the wrong side of the A151.</p> <p>☒ Consequently, the site is considered unsuitable.</p>								
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	Hob008	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Spalding 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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		6	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site fronts Spalding Road and could be developed as part of Hob006.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Spalding Road. In conjunction with other sites it is intended to provide a roundabout at A17/A151 junction, to have a principal junction into the site from a second roundabout on the A151, a further junction on to the A151 and Spalding Road maybe constructed and small extensions of estate roads to the west of Holbeach as culs de sac maybe acceptable. There would be no connection from the A151 and the residential roads to the west of Holbeach.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob009	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north-west of Foxes Low Road, Holbeach			
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 permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> 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="checkbox"/> Yes			
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 21 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is mostly part of Hob004 and subject to it coming forward in conjunction with that site is a suitable site.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Fleet Road. There is a current planning application to the south of the site which will be served from suitable existing estate roads. Any future impact on Foxes Low Road will have to address its deficiencies.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob010	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Fen 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 permissions:
Availability	Is the site available? <input checked="" type="checkbox"/> 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="checkbox"/> Yes			
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be moderate (including flood mitigation). If it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the foul sewerage network (assumed to begin in year 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 9 Delivered in yrs 11-15: 1 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes			
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on built or heritage assets. It might have adverse impacts on natural assets because the site is well treed. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is behind frontage development and adjoins Hob002</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Fen Road. A small number of dwellings served from a private drive would be acceptable. The access has satisfactory visibility.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob011	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the south of Wignals Gate, Holbeach								
Site area (Hectares)	3.48	Site capacity at 30 dph:	104	Site capacity at 25 dph:	87	Site capacity at 20 dph:	70	Site capacity from planning permissions:	<input type="checkbox"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		20						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);²</p> <p>SITE CHARACTERISTICS - The site is behind frontage development and has open boundaries on all sides except for the residential properties fronting Wignals Gate. It is only appropriate if Hob039 is allocated. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Wignals Gate and Main Road. The access would need to be located at the existing agricultural buildings provided adequate visibility can be achieved. Access in front of Maple Grove would not be acceptable. There is no footway on this side of Hall Gate.</p> <p>² Consequently, the site is considered suitable.</p>								
Classification	Developable (11-15)								
Flood risk	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference	Hob013	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Spalding 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?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission, most of the site is allocated as an 'urban extension' and there are no known legal or ownership problems.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> 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: 15 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>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</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is part of Hob006 and lies behind or beside existing development.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Spalding Road. In conjunction with other sites it is intended to provide a roundabout at A17/A151 junction, to have a principal junction into the site from a second roundabout on the A151, a further junction on to the A151 and Spalding Road maybe constructed and small extensions of estate roads to the west of Holbeach as culs de sac maybe acceptable. There would be no connection from the A151 and the residential roads to the west of Holbeach.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob015	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north-west of Battlefields Lane North, Holbeach			
Site area (Hectares)	0.57 Site capacity at 30 dph:	17 Site capacity at 25 dph:	14 Site capacity at 20 dph:	11 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		11	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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</p> <p>LOCATION - although the site is relatively close to Holbeach's centre, it is separated from it by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17 because it is not located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A17 to the detriment of the area's character. Development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently its development would intensify an existing isolated group of dwellings in the countryside. It is unlikely to offer a satisfactory residential environment as the proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on the site.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot or by bicycle. However, crossing the A17 is not safe, particularly for the young and the elderly. Bus stops are on Battlefield Road South and Washway Road. Services and facilities are therefore only accessible by car.</p> <p>☐ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob017	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Battlefields Lane North, Holbeach			
Site area (Hectares)	0.34 Site capacity at 30 dph:	10 Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		7	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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</p> <p>LOCATION - although the site is relatively close to Holbeach's centre, it is separated from it by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17 because it is not located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A17 to the detriment of the area's character. Development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently its development would intensify an existing isolated group of dwellings in the countryside. It is also backland development and may consequently impact on adjoining property.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot or by bicycle. However, crossing the A17 is not safe, particularly for the young and the elderly. Bus stops are on Battlefield Road South and Washway Road. Services and facilities are therefore only accessible by car.</p> <p>☒ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob018	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south-west of Washway Road, Holbeach			
Site area (Hectares)	0.15 Site capacity at 30 dph:	<input type="text" value="4"/> Site capacity at 25 dph:	<input type="text" value="4"/> Site capacity at 20 dph:	<input type="text" value="3"/> Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> 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="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		3	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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</p> <p>LOCATION - although the site is relatively close to Holbeach's centre, it is separated from it by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17 because it is not located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A17 to the detriment of the area's character. Development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently its development would intensify an existing isolated group of dwellings in the countryside.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot or by bicycle. However, crossing the A17 is not safe, particularly for the young and the elderly. Bus stops are on Battlefield Road South and Washway Road. Services and facilities are therefore only accessible by car.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone 3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob021	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Washway 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		3	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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</p> <p>LOCATION - although the site is relatively close to Holbeach's centre, it is separated from it by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17 because it is not located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A17 to the detriment of the area's character. Development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently its development would intensify an existing isolated group of dwellings in the countryside. ☒</p> <p>TRANSPORT - services and facilities are potentially accessible on foot or by bicycle. However, crossing the A17 is not safe, particularly for the young and the elderly. Bus stops are on Battlefield Road South and Washway Road. Services and facilities are therefore only accessible by car.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob023	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Barrett's Close, Holbeach			
Site area (Hectares)	0.15 Site capacity at 30 dph:	<input type="text" value="4"/> Site capacity at 25 dph:	<input type="text" value="4"/> Site capacity at 20 dph:	<input type="text" value="3"/> Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		3	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is part of a large garden and abuts Barretts Close. Impact on neighbouring properties is acceptable.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Boston Road South. Lincolnshire County Highways support a small scale scheme if the ranson strip can be acquired.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some <input checked="" type="checkbox"/> Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob024	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	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? <input checked="" type="checkbox"/> 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="checkbox"/> 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: 4 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable? <input type="checkbox"/> No			
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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</p> <p>LOCATION - although the site is relatively close to Holbeach's centre, it is separated from it by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17 because it is not located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A17 to the detriment of the area's character. Development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently its development would intensify an existing isolated group of dwellings in the countryside. It is unlikely to offer a satisfactory residential environment as the proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on the site. TRANSPORT - Vehicular access maybe technically possible but services and facilities are to the South of the A17 and therefore pedestrian access would not be satisfactory.</p> <p>☒ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob025	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Boston 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		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		12	
	Delivered in yrs 11-15:		7	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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</p> <p>LOCATION - although the site is relatively close to Holbeach's centre, it is separated from it by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17 because it is not located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site would extend the town to the north of the A17 to the detriment of the area's character. Development on this side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and consequently its development would intensify an existing isolated group of dwellings in the countryside. It is unlikely to offer a satisfactory residential environment as the proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on the site.</p> <p>TRANSPORT - Vehicular access maybe technically possible but services and facilities are to the South of the A17 and therefore pedestrian access would not be satisfactory.</p> <p>☒ Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob026	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Foxes Low Road, Holbeach			
Site area (Hectares)	2.12 Site capacity at 30 dph:	64 Site capacity at 25 dph:	53 Site capacity at 20 dph:	42 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> 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="checkbox"/> 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:		18	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located close to the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is part of Hob004 and subject to it coming forward in conjunction with that site it is a suitable site. It is unlikely to offer a satisfactory residential environment as the proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on the site but it is likely that such impacts could be mitigated effectively, if this land is developed as part of a wider area.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Fleet Road. Access from the A17 would not be acceptable and there is no footway on Foxes Low Road beyond the new houses on the Kings Road estate.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob032	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land off Battlefields Lane, Holbeach								
Site area (Hectares)	6.27	Site capacity at 30 dph:	188	Site capacity at 25 dph:	157	Site capacity at 20 dph:	125	Site capacity from planning permissions:	185
Availability	Is the site available?		<input checked="" type="checkbox"/> Yes						
Explanation	Outline planning permission (ref. H09-1325-06) for the construction of 185 dwellings has lapsed, but the site remains allocated. There are no known legal or ownership problems.								
Achievability	Is the site achievable?		<input checked="" type="checkbox"/> Yes						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high, including improvements to existing schools and a new primary school and flood mitigation costs are likely. Although planning permission has lapsed, it remains an allocated site and there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (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:		25						
	Delivered in yrs 11-15:		125						
	Delivered in yrs 16-20:		35						
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		<input checked="" type="checkbox"/> Yes						
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for 185 dwellings and is adjacent to Hob004.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Battlefields Lane South. The site is suitable in highway terms accessed from Battlefields Lane. Access from Kings Road is prohibited by a planning condition.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (16-20)								
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	Hob033	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	18 Edinburgh Walk, Holbeach								
Site 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 permissions:	2
Availability	Is the site available? <input type="checkbox"/> Yes								
Explanation	Outline planning permission (ref. H09-0020-12) is outstanding for the construction of 2 dwellings								
Achievability	Is the site achievable? <input type="checkbox"/> Yes								
Explanation	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and 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? <input type="checkbox"/> Yes								
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for 2 dwellings</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Edinburgh Walk.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
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	Hob035	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land at Northons Lane, 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 permissions:	2
Availability	Is the site available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	Outline planning permission (ref. H09-0944-11) and Reserved Matters (ref. H09-0737-13) are outstanding for the construction of 2 dwellings.								
Achievability	Is the site achievable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. Planning permission is outstanding and there is a reasonable prospect that it will be developed (assumed to begin in year 6, and 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/>								
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for 2 dwellings</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Cecil Pywell Avenue. In conjunction with other sites it is intended to provide a roundabout at A17/A151 junction, to have a principal junction into the site from a second roundabout on the A151, a further junction on to the A151 and Spalding Road maybe constructed and small extensions of estate roads to the west of Holbeach as culs de sac maybe acceptable. There would be no connection from the A151 and the residential roads to the west of Holbeach.</p> <p>☒</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						

Reference	Hob039	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the south of Wignals Gate, Holbeach			
Site area (Hectares)	4.78 Site capacity at 30 dph:	143 Site capacity at 25 dph:	120 Site capacity at 20 dph:	96 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 46 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site is behind frontage development and runs to the side of the Cemetery. It has open boundaries on all sides except for the residential properties fronting Wignals Gate. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on a bicycle. Bus stops are on Wignals Gate and Main Road. The frontage on ot Hall Gate appears sufficient to accommodate the required radii and visibility splays. The off set with Wignal's Gate is sufficient and has right/left configuration suitable for safe access.</p> <p>☐ Consequently, the site is considered suitable.</p>			
Classification	Developable (11-15)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob042	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the north of Northons 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 permissions:	<input type="text"/>
Availability	Is the site available? <input checked="" type="checkbox"/> Yes								
Explanation	Although there is no planning permission, the site is allocated for residential development and there are no known legal or ownership problems. Two owners, but they are acting together.								
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes								
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20).								
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 125 Delivered in yrs 16-20: 27 Delivered in yrs 21-25:								
Suitability	Is the site suitable? <input checked="" type="checkbox"/> Yes								
Explanation	<p>In scale with the 2,202 dwellings sought for Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural assets. The Conservation Officer advises that the site has heritage significance, as its development will result in the loss of the open aspect that forms part of the historic fenland setting of the listed property The Old Cottage. However, previous development has already reduced this significantly. Although the openness of the setting would be lost by its development, the impact of the urbanisation could be addressed through sensitive landscaping and layout.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, infrastructure.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site's development would greatly increase the perceived extent of the settlement's built-up area. The proximity of the A151 and A17 may impact on the amenities that would be enjoyed by new dwellings on the site. However, it is considered that development of the site in conjunction with Hob006 offers opportunities to mitigate such impacts effectively. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Spalding Road. In conjunction with other sites it is intended to provide a roundabout at A17/A151 junction, to have a principal junction into the site from a second roundabout on the A151, a further junction on to the A151 and Spalding Road maybe constructed and small extensions of estate roads to the west of Holbeach as culs de sac maybe acceptable. There would be no connection from the A151 and the residential roads to the west of Holbeach.</p> <p>☐ Consequently, the site is considered suitable.</p>								
Classification	Developable (16-20)								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						

Reference	Hob044	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the north of Northon'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?	<input checked="" type="checkbox"/> Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems. (H09-0844-14 awaiting S106)			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		24	
	Delivered in yrs 11-15:			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets. There are no major archaeological issues, further information may be required dependant on development.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has unused buildings and is surrounded by dwellings</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Cecil Pywell Avenue. Lincolnshire County Highways raised no objections to the planning application on the site.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>			
Classification	Developable (06-10)			
Flood risk	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some <input checked="" type="checkbox"/> Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob045	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Damgate, 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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		50	
	Delivered in yrs 11-15:		121	
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on built or heritage assets but will have adverse impacts on natural assets. The site is well treed to the boundaries and there are also groups of trees within the site. They are subject to a tree preservation order.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - There is residential development on boundaries to the north of the site but there is open countryside to the south. The southern boundary is parallel to a former railway line. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation. The site has a parkland character and its development would potentially involve the loss of some mature trees. This is because they are tall and dwellings would have to be located well away from the trees to be beyond their falling distance. Their removal would change the appearance of the site, especially those which are on the boundaries of the site.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Fleet Road. A suitable access could be provided. The road might require minor widening and realignment at the access point. The existing footway would require extending. A watercourse at the frontage would need to be bridged and substantial trees might be affected. It is a large area of land to be developed with one access point.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob046	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Fishpond Lane, Holbeach								
Site area (Hectares)	0.66	Site capacity at 30 dph:	20	Site capacity at 25 dph:	16	Site capacity at 20 dph:	13	Site capacity from planning permissions:	6
Availability	Is the site available?		Yes						
Explanation	Full planning permission H09-1021-10 is outstanding for the construction of 6 dwellings								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be moderate. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and be completed before year 10).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		6						
	Delivered in yrs 11-15:								
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		Yes						
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for a further 6 dwellings. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Fishpond Lane.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
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	Hob047	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land off Fishpond Lane, Holbeach								
Site 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 permissions:	2
Availability	Is the site available? <input checked="" type="checkbox"/> Yes								
Explanation	Full planning permission (ref.H09-0071-10) is outstanding for the construction of 2 dwellings.								
Achievability	Is the site achievable? <input checked="" type="checkbox"/> Yes								
Explanation	Moderate achievability. Values are moderate and opening-up infrastructure costs are likely to be low. Planning permission is outstanding and there is a reasonable prospect that it will soon be developed (assumed to begin in year 6, and 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? <input checked="" type="checkbox"/> Yes								
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure, such as open space, green infrastructure or community facilities.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has planning permission for a further 2 dwellings.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on High Street. Visibility to the right is quite poor when emerging onto Fishpond Lane.</p> <p>☐</p> <p>Consequently, the site is considered suitable.</p>								
Classification	Developable (06-10)								
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	<input checked="" type="checkbox"/> No hazard <input type="checkbox"/> Low hazard <input type="checkbox"/> Danger for some <input type="checkbox"/> Danger for most <input type="checkbox"/> Danger for all	<input checked="" type="checkbox"/> No Depth <input type="checkbox"/> 0m to 0.25m <input type="checkbox"/> 0.25m to 0.50m <input type="checkbox"/> 0.50m to 1.0m <input type="checkbox"/> 1.0m to 2.0m <input type="checkbox"/> >2.0m						

Reference	Hob048	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of the A151			
Site area (Hectares)	42.2 Site capacity at 30 dph:	1266 Site capacity at 25 dph:	1055 Site capacity at 20 dph:	844 Site capacity from planning permissions:
Availability	Is the site available?	<input checked="" type="checkbox"/> Yes		
Explanation	The site is allocated as an Urban Extension in the South Holland Local Plan (July 2006) and there are no known ownership or legal problems. Multiple owners, but almost all have submitted their land separately to the SHLAA.			
Achievability	Is the site achievable?	<input checked="" type="checkbox"/> Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high, including improvements to existing schools and a new primary school. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed although commencement may be delayed by the need to improve the water and foul sewerage network (assumed to begin in year 11, and be completed after year 25).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 0 Delivered in yrs 11-15: 250 Delivered in yrs 16-20: 250 Delivered in yrs 21-25: 250			
Suitability	Is the site suitable?	<input checked="" type="checkbox"/> Yes		
Explanation	<p>In scale with the 2,202 dwellings sought for Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural assets. The Conservation Officer advises that the site has heritage significance, as its development will result in the loss of the open aspect that forms part of the historic fenland setting of the listed property The Old Cottage. However, previous development has already reduced this significantly. Although the openness of the setting would be lost by its development, the impact of the urbanisation could be addressed through sensitive landscaping and layout.</p> <p>INFRASTRUCTURE - the site includes some allotments. It is unclear if they will be retained or moved but the site is large enough to accommodate them.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - It would increase the perceived extent of the built-up area, & the site is adjacent to the A151 & A17 - the roads' proximity may impact on the amenities of new dwellings. However, development on this scale offers opportunities to mitigate such impacts effectively. SHDC Environmental Health identify that the site may be contaminated.</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Spalding Road. In conjunction with other sites it is intended to provide a roundabout at A17/A151 junction, to have a principal junction into the site from a second roundabout on the A151, a further junction on to the A151 and Spalding Road maybe constructed and small extensions of estate roads to the west of Holbeach as culs de sac maybe acceptable. There would be no connection from the A151 and the residential roads to the west of Holbeach.</p> <p>☐ Despite the issues with environmental impacts, infrastructure and site characteristics, the site is considered</p>			
Classification	Developable (21-25)			
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob051	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>
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 permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 85 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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 although the access may require frontage trees to be removed.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - The site has development to the north and a scrapyard to the south. It is opposite Whitworth Mill. SHDC Environmental Health identify that the site is on a list of potentially contaminated sites requiring further investigation. There have been complaints about the operation of the scrap yard and so it is considered residential use is not appropriate</p> <p>TRANSPORT - services and facilities are potentially accessible on foot and bicycle. Bus stops are on Barrington Gate. The access would need to be to the northern end of the Barrington Gate frontage. A secondary access from Farrow Avenue might be achievable with a watercourse crossing.</p> <p>☐</p> <p>Consequently, the site is considered unsuitable.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob052	Settlement:	Holbeach	Phase two SHLAA sites <input type="checkbox"/>					
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:	115	Site capacity at 20 dph:	92	Site capacity from planning permissions:	<input type="text"/>
Availability	Is the site available?		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	Is the site achievable?		Yes						
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
Assumed delivery rate	Delivered in yrs 1-5:								
	Delivered in yrs 6-10:		50						
	Delivered in yrs 11-15:		42						
	Delivered in yrs 16-20:								
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets</p> <p>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.</p> <p>LOCATION - It is accessible to Holbeach's existing services and facilities and is located adjacent / within the existing built-up area (defined settlement limit);</p> <p>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.</p> <p>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.</p> <p>☒</p> <p>Consequently, the site is considered unsuitable.</p>								
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	Hob055	Settlement:	Holbeach	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the north of the A17, Holbeach			
Site area (Hectares)	8.89 Site capacity at 30 dph:	267 Site capacity at 25 dph:	222 Site capacity at 20 dph:	178 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 20).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 125 Delivered in yrs 16-20: 3 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural, built or heritage assets, but its development would have adverse impacts upon the character and appearance of the area - development on the northern side of the A17 is currently relatively limited in scale and is not perceived as part of the town's main built-up area, and the development of this site would create an isolated and incongruous group of dwellings with an unsatisfactory relationship to the town.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - although the site is relatively close to Holbeach's centre, it is separated from it by the A17 which means that it is not as accessible to Holbeach's existing services and facilities as sites on the southern side of the A17. Furthermore, the site is not located within or adjacent to Holbeach's built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value, it is best and most verstaile agricultural land, is not previously-developed, and the proximity of the A17 may impact on the amenities that would be enjoyed by the occupiers of new dwellings on the site.</p> <p>TRANSPORT - Vehicular access may be technically possible (if a roundabout is to be provided at the junction of the A151 and A17) but pedestrian and cycle access to the town's services is unlikely to be satisfactory.</p> <p>☒ Unsuitable, due to adverse environmental impacts, and poor location.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Hob057	Settlement:	Holbeach	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the south of Hall Gate, Holbeach			
Site area (Hectares)	4.24 Site capacity at 30 dph:	127 Site capacity at 25 dph:	106 Site capacity at 20 dph:	85 Site capacity from planning permissions:
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be high (including flood mitigation costs & particular costs arising from its unusual proportions). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 35 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site is in scale with the 2,202 dwellings which the emerging Local Plan seeks to be developed in Holbeach.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, but its development would have adverse impacts upon the character and appearance of the area - considered in isolation, the site's development would result in a strongly linear north-south layout at odds with the predominant local form. If it is developed with Hob002, a substantial area of land between the 2 sites would remain undeveloped, which would also be unsatisfactory in visual terms.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, or place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Holbeach's services & facilities, and it is adjacent to Holbeach's built-up area (defined settlement limit);</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value & there are no potential 'bad neighbour' uses, it is best and most verstaile agricultural land, & is not previously-developed.</p> <p>TRANSPORT - it is likely that the site could be developed without creating or exacerbating traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	