

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



Reference **Hob028** **Settlement:** Holbeach Bank **Phase two SHLAA sites**

Address Land off Roman Bank, Holbeach Bank

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.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very low, although flood mitigation costs 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 The site would create an extension to Holbeach Bank, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - although the site is highly visible and would be developed in a 'ribbon' format, it would have little impact on the wider character of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Saracens Head/Holbeach Clough/Holbeach Bank's existing services and facilities, & is located adjacent to Holbeach Bank's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land, and is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

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 **Hob040** **Settlement:** Holbeach Bank **Phase two SHLAA sites**

Address Land off Roman Bank, Holbeach Bank

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:**

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 very 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: 1
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Holbeach Bank, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - the site's development would alter the immediate area's semi-rural appearance, to the detriment of its character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Saracens Head/Holbeach Clough/Holbeach Bank's existing services and facilities, & is located adjacent to Holbeach Bank's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value and there are no nearby 'bad neighbour' uses, it is grade 1 agricultural land, and is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.

Classification **Undevelopable**

Flood risk	Zone 1	No hazard	No Depth
	Zone 2	Low hazard	0m to 0.25m
	Zone 3a	Danger for some	0.25m to 0.50m
	Zone 3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference **Hob041** **Settlement:** Holbeach Bank **Phase two SHLAA sites**

Address Land off Roman Bank, Holbeach Bank

Site area (Hectares) 0.25 **Site capacity at 30 dph:** 8 **Site capacity at 25 dph:** 6 **Site capacity at 20 dph:** 5 **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 very low, although site clearance and 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: 5
Delivered in yrs 11-15:
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation The site would create an extension to Holbeach Bank, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its redevelopment would not have adverse impacts upon the character and appearance of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Saracens Head/Holbeach Clough/Holbeach Bank's existing services and facilities, & is located adjacent to Holbeach Bank's existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, & it is not agricultural land. However, it is not previously developed land.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy.

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	Hob053	Settlement:	Holbeach Bank	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Star Lane, Holbeach Bank			
Site area (Hectares)	0.4 Site capacity at 30 dph:	12 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 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 very 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:		8	
	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 would create an extension to Holbeach Bank, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, the site's development would have an adverse impact upon the character and appearance of the area - it would create a 120m ribbon of development into the countryside which would (in relation to the number of dwellings delivered) significantly increase the visual impact and perceived extent of the built-up area.</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 Saracens Head/Holbeach Clough/Holbeach Bank's existing services and facilities, & is located adjacent to Holbeach Bank's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, and is not previously developed land.</p> <p>TRANSPORT - it is unlikely to create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 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	