

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				
Availability	Is the site availabl	Yes		permissions:				
Explanation	Although there is no p	Although there is no planning permission or allocation, there are no known legal or ownership problems.						
Achievability	Is the site achieva	Yes						
Explanation	although flood mitigat	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: Delivered in yrs 11-15 Delivered in yrs 16-20 Delivered in yrs 21-25		3					
Suitability	Is the site suitable	No No						
Explanation	identification of no ne ENVIRONMENTAL IMP development would no the site is highly visible wider character of the INFRASTRUCTURE - it v LOCATION - it is access facilities, & is located a SITE CHARACTERISTICS neighbour' uses, it is g TRANSPORT - it will no accessible by bicycle, of	PACTS - it will not have adversor have adverse impacts upon and would be developed in a rea. will not lead to the loss of, not sible to Saracens Head/Holb adjacent to Holbeach Bank's S - although the site has little arade 1 agricultural land, and be create or exacerbate trafficon foot or by public transportallict with the emerging Plan	rse impacts on natural or on the character and appear a 'ribbon' format, it would or place undue burdens of each Clough/Holbeach Balexisting built-up area. It is not previously developic problems, and services tt.	heritage assets, & its larance of the area - although ld have little impact on the n, existing infrastructure. nk's existing services and nd there are no nearby 'bad ed.				
Classification	Und	evelopable						
		No hazard Low hazard Danger for som Danger for mos Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				
		Danger for mos		0.50m to 1.0m 1.0m to 2.0m				

Land off Roman Bank, Holbeach Bank Land off Roman Bank Lan	Reference	Hob040	Settlement:	Holbeach Bank	Phase two SHLAA sites			
Is the site available? Sexplanation	Address	Land off Roman Bank, Holbeach Bank						
Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together. September Ves	Site area (Hectares)	at 30 dph:	at 25 dph:		from planning			
Is the site achievable? Ves	Availability							
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). Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 1-15: Delivered in yrs 1-25: Deliv	Explanation							
Assumed delivery rate Delivered in yrs 1-5: Delivered in yrs 16-10: Delivered in yrs 16-20	Achievability	Is the site achieval	Yes Yes					
Delivered in yrs 6-10: Delivered in yrs 16-20 Delivered in yrs 16-20 Delivered in yrs 16-20 Delivered in yrs 21-25: Suitability In 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 apperance, 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 Heady/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 Undevelopable Undevelopable	Explanation	although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be						
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 roreviously 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 Undevelopable	Assumed delivery rate	Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20						
identification of no new allocations. ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would alter the immediate area's semi-rural apperance, 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	Suitability	Is the site suitable?	No					
No hazard		ENVIRONMENTAL IMPA development would hat development would alt INFRASTRUCTURE - it w LOCATION - it is accessifacilities, & is located a SITE CHARACTERISTICS neighbour' uses, it is gr TRANSPORT - it will not accessible by bicycle, or	ACTS - although it will no ve adverse impacts upor er the immediate area's rill not lead to the loss of ible to Saracens Head/Hodjacent to Holbeach Ban - although the site has liade 1 agricultural land, as create or exacerbate transport of the site has properties or by public transport or the site has properties or exacerbate transport or by public transport or by public transport or the site has all the site has properties or exacerbate transport or by public transport or the site has all the	the character and appearsemi-rural apperance, to for place undue burden plbeach Clough/Holbeach k's existing built-up areattle intrinsic amenity valuation is not previously development.	trance of the area - the site's the detriment of its character. s on, existing infrastructure. Bank's existing services and e and there are no nearby 'bad loped. es & facilities are potentially			
Zone 1 No hazard No Denth	Classification	Unde	evelopable					
Zone 2 Zone 3a Zone3b Low hazard Danger for some Danger for most Danger for all	Zone 2 Zone 3	a	Low hazard Danger for s Danger for n	nost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 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					
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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:					
Suitability	Is the site suitable?					
	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					
Zor	No hazard Low hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m					

Reference	Hob053	Settlement:	Holbeach Bank	Phase two SHLAA sites		
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:	Site capacity at 20 dph:	8 Site capacity from planning permissions:		
Availability	Is the site available	Yes Yes		permissions.		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.					
Achievability	Is the site achievab	Yes				
Explanation	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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		8			
Suitability	Is the site suitable?	No				
	site's development wou would create a 120m ri of dwellings delivered) INFRASTRUCTURE - it w LOCATION - it is accessi facilities, & is located at SITE CHARACTERISTICS uses. However, it is bes TRANSPORT - it is unlike accessible by bicycle, or	ald have an adverse imposition of development into significantly increase the significantly increase the lill not lead to the loss of ble to Saracens Head/Hodjacent to Holbeach Band - the site has little intrinst and most versatile agrically to create or exacerbant foot or by public transports.	act upon the character and to the countryside which we visual impact and perceive, nor place undue burdens olbeach Clough/Holbeach k's existing built-up areatic amenity value, and the cultural land, and is not prote traffic problems, and seport.	a natural or heritage assets, the d appearance of the area - it would (in relation to the number red extent of the built-up area. s on, existing infrastructure. Bank's existing services and re are no nearby 'bad neighbour' reviously developed land. ervices & facilities are potentially and adverse environmental impacts.		
Classification	Unde	velopable				
Flood risk Zone 1 Zone 2 Zone 3 Zone 3	ia	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		