



Reference **Hob036** **Settlement:** Holbeach Clough **Phase two SHLAA sites**

Address Land to the south of Roman Bank, Holbeach Clough

Site area (Hectares) 0.78 **Site capacity at 30 dph:** 23 **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.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and 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
The site would create an extension to Holbeach Clough, 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.
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 Clough's existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, & 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 **Hob043** **Settlement:** Holbeach Clough **Phase two SHLAA sites**

Address Land to the west of Clough Road, Holbeach Clough

Site area (Hectares) 3.04 **Site capacity at 30 dph:** 91 **Site capacity at 25 dph:** 76 **Site capacity at 20 dph:** 61 **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 also likely to be moderate, including flood mitigation costs. 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: 11
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 Clough, 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 - it would harm the area's countryside character and would create a form of development at odds with the predominant local 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 Clough's existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, & 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
	Zone3b	Danger for most	0.50m to 1.0m
		Danger for all	1.0m to 2.0m
		>2.0m	

Reference	Hob054	Settlement:	Holbeach Clough	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the west of Clough Road, Holbeach Clough			
Site area (Hectares)	1.17 Site capacity at 30 dph:	35 Site capacity at 25 dph:	29 Site capacity at 20 dph:	23 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 low, including flood mitigation costs. 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?	No		
Explanation	<p>The site would create an extension to Holbeach Clough, 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, its development would have adverse impacts upon the character and appearance of the area - it would create a 300m 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 Clough's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, & is not previously developed.</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 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	