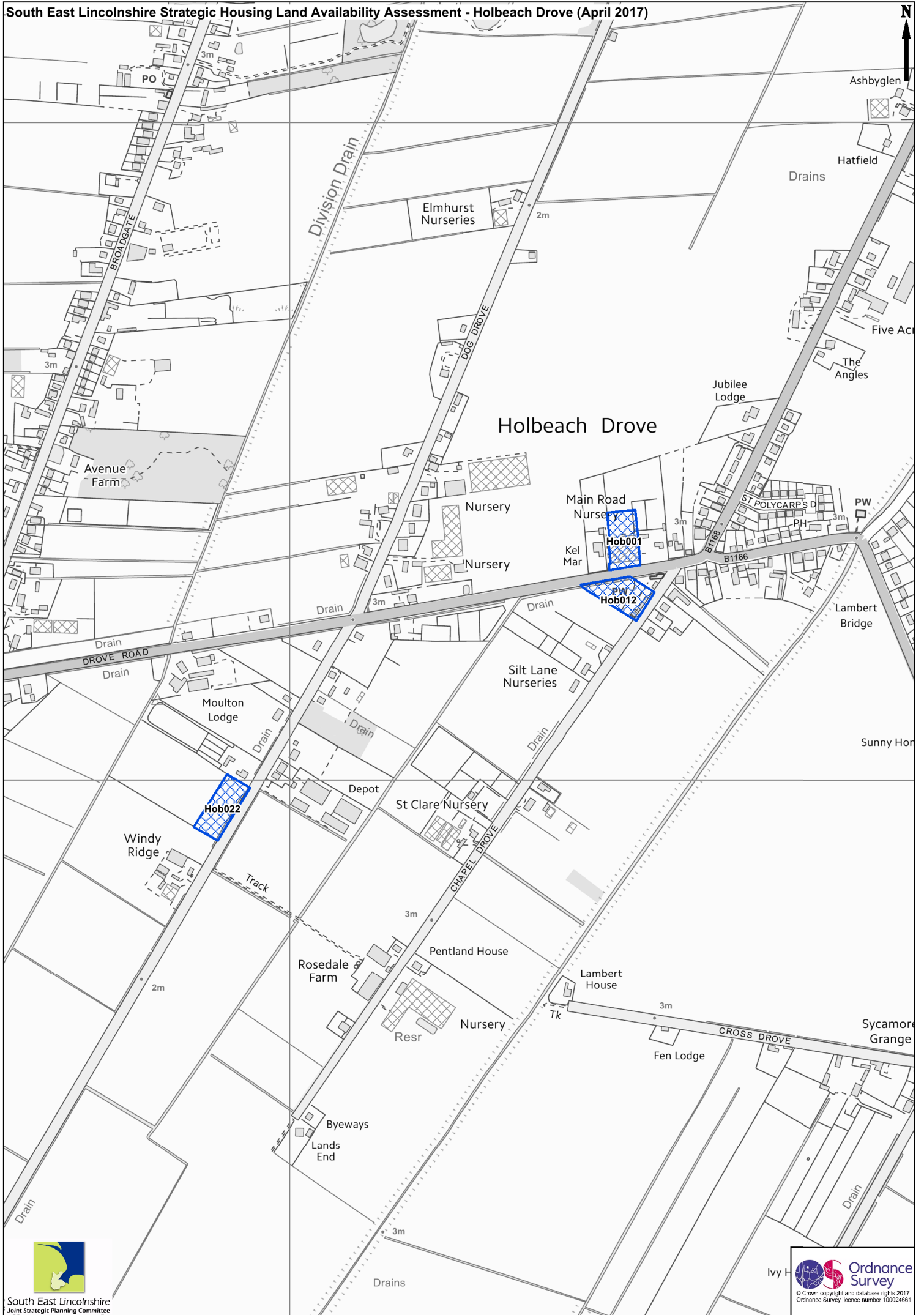


South East Lincolnshire Strategic Housing Land Availability Assessment - Holbeach Drive (April 2017)



Reference **Hob001** **Settlement:** Holbeach Drove **Phase two SHLAA sites**

Address Land to the north of Drove Road, Holbeach Drove

Site area (Hectares) 0.38 **Site capacity at 30 dph:** 11 **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 Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very 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: 8
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 Drove, 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 - the site does not have a countryside character, and its development would cause little harm to the 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 Holbeach Drove's existing services and facilities, & is located adjacent to its 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 **Hob012** **Settlement:** Holbeach Drove **Phase two SHLAA sites**

Address Land to the south of Drove Road, Holbeach Drove

Site area (Hectares) 0.38 **Site capacity at 30 dph:** 11 **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 Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very 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: 8
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 Drove, 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 - the site does not have a countryside character, and its development would cause little harm to the 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 Holbeach Drove's existing services and facilities, & is located adjacent to its existing built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, most of the site 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 **Hob022** **Settlement:** Holbeach Drove **Phase two SHLAA sites**

Address Land to the west of Dog Drove, Holbeach Drove

Site area (Hectares) 0.39 **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 Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be very 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: 8
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 Drove, 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 - development in this location would appear unrelated to the existing settlement, and would create a new and incongruous group of dwellings in the countryside.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is relatively inaccessible to Holbeach Drove's existing services and facilities, & is not located within or adjacent to its Holbeach Drove's built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, the site is grade 2 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, adverse environmental impacts, and poor location.

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 |
|-------------------|---|--|--|