

Reference	Hob014	Settlement:	Holbeach Hurn	Phase two SHLAA sites	
Address	Land to the north-west of	of Marsh Road, Holbeach H	urn		
Site area (Hectares)	0.23 Site capacity at 30 dph:	7 Site capacity at 25 dph:	6 Site capacity at 20 dph:	5 Site capacity from planning permissions:	
Availability	Is the site available	Yes		permissions.	
Explanation	Although there is no plan	nning permission or allocati	on, there are no known l	egal or ownership problems.	
Achievability	Is the site achievable	Yes			
Explanation	· ·	asonable prospect that it w		s are likely to be very low. If it med to begin in year 7, and be	
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:		5		
Suitability	Is the site suitable?	No			
The site would create an extension to Holbeach Hurn, 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 has a countryside character, it is contained by development on three sides and its development would cause little harm to the area's character. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Holbeach Hurn's existing services and facilities, & is located adjacent to its built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, 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.					
Flood risk Zone 1 Zone 2 Zone 3 Zone 3k	a	No 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	Hob016	Settlement:	Holbeach Hurn	Phase two SHLAA sites		
Address	Land to the south-east of Marsh Road, Holbeach Hurn					
Site area (Hectares)	2.01 Site capacity at 30 dph:	60 Site capacity at 25 dph:	50 Site capacity at 20 dph:	40 Site capacity from planning permissions:		
Availability	Is the site available	Yes				
Explanation	-	anning permission or alloney are working together		vn legal or ownership problems.		
Achievability	Is the site achieval	Yes 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 16			
Suitability	Is the site suitable	No				
Explanation	The site would create an extension to Holbeach Hurn, 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 is out-of-scale with the existing village, & its development would greatly increase the visual impact and perceived extent of the village's built-up area. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Holbeach Hurn's existing services and facilities, & is located adjacent to its built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, 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, and adverse environmental impacts.					
Classification	Unde	evelopable				
Flood risk Zone Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for n 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		

Reference	Hob037	Settlement:	Holbeach Hurn	Phase two SHLAA sites		
Address	Land to the south of Mar	rsh Road, Holbeach Hurn				
Site area (Hectares)	0.11 Site capacity at 30 dph:	3 Site capacity at 25 dph:	3 Site capacity at 20 dph:	2 Site capacity from planning		
Availability	Is the site available?	Yes		permissions:		
Explanation	Full planning permission	(ref. H09-0541-10) is outs	tanding for the construc	tion of 4 dwellings.		
Achievability	Is the site achievable	e? Yes				
Explanation	Planning permission is ou		easonable prospect that	re costs are likely to be low. it will soon be developed		
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:		4			
Suitability	Is the site suitable?	Yes				
	The site would create an extension to Holbeach Hurn, where the emerging Local Plan seeks the identification of no new allocations. However, planning permission is outstanding for the site's residential development. 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 Holbeach Hurn's existing services and facilities, & is located adjacent to its built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, 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. Although it conflicts with the emerging Plan's locational strategy, planning pemission is outstanding. Consequently, the site is considered suitable.					
Classification	Devel	opable (06-10)				
Zon	ne 1 ne 2 ne 3a ne 3b	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		

Is the site achievable Moderate achievability. Vis allocated, there is a rea	14 Site capacity at 25 dph: Yes The provided HTML representation of allocation of al	Site capacity at 20 dph:	10 Site capacity from planning permissions:	ms.
at 30 dph: Is the site available? Although there is no plan Is the site achievable Moderate achievability. V is allocated, there is a rea	at 25 dph: Yes ning permission or alloca Yes Yes Yalues are moderate, and	at 20 dph:	from planning permissions:	ems.
Although there is no pland Is the site achievable Moderate achievability. Vis allocated, there is a rea	ning permission or alloca Yes Yalues are moderate, and		· 	ms.
Is the site achievable Moderate achievability. Vis allocated, there is a rea	Yes Yalues are moderate, and		legal or ownership proble	ems.
Moderate achievability. V	'alues are moderate, and	opening-up infractructure		
is allocated, there is a rea		Longning-un infrastructur		
completed before year 10		would be developed (assu		
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:		10		
Is the site suitable?	No			
identification of no new a ENVIRONMENTAL IMPAC development would not hidden from public view. INFRASTRUCTURE - it will LOCATION - it is accessible built-up area. SITE CHARACTERISTICS - tand it is not agricultural late. TRANSPORT - although set transport, the site's devel appears unsuitable to accessible.	Illocations. TS - it will not have advenave adverse impacts upon not lead to the loss of, ne to Holbeach Hurn's exist the site has little intrinsicand. However, it is not previces & facilities are positioned in the likely to creation modate development	rse impacts on natural or on the character and appears of place undue burdens of sting services and facilities amenity value, there are reviously developed land, tentially accessible by bicy e traffic problems, since the tof this scale.	heritage assets, & its carance of the area - it is law, existing infrastructure. So a is located adjacent to no nearby 'bad neighbour role, on foot or by public ne existing vehicular access	its ' uses,
Undev	elopable			
1 2 3a 3b			No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	
	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: Is the site suitable? The site would create an identification of no new a ENVIRONMENTAL IMPAC development would not hidden from public view. INFRASTRUCTURE - it will LOCATION - it is accessibl built-up area. SITE CHARACTERISTICS - t and it is not agricultural la TRANSPORT - although se transport, the site's devel appears unsuitable to account of the site	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: Is the site suitable? No The site would create an extension to Holbeach Hidentification of no new allocations. ENVIRONMENTAL IMPACTS - it will not have adverse development would not have adverse impacts uphidden from public view. INFRASTRUCTURE - it will not lead to the loss of, r LOCATION - it is accessible to Holbeach Hurn's exibuilt-up area. SITE CHARACTERISTICS - the site has little intrinsic and it is not agricultural land. However, it is not provided in the site's development is likely to creat appears unsuitable to accommodate development Unsuitable, due to conflict with the emerging Planta Low hazard Danger for son Danger for mo	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: Is the site suitable? No The site would create an extension to Holbeach Hurn, where the emerging lidentification of no new allocations. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or development would not have adverse impacts upon the character and appehidden from public view. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens of LOCATION - it is accessible to Holbeach Hurn's existing services and facilities built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are and it is not agricultural land. However, it is not previously developed land. TRANSPORT - although services & facilities are potentially accessible by bicy transport, the site's development is likely to create traffic problems, since the appears unsuitable to accommodate development of this scale. Unsuitable, due to conflict with the emerging Plan's locational strategy, and Danger for some Danger for some Danger for most	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 11-15: Delivered in yrs 11-25: Is the site suitable? The site would create an extension to Holbeach Hurn, 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 - it is la hidden from public view. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Holbeach Hurn's existing services and facilities, & is located adjacent to built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour and it is not agricultural land. However, it is not previously developed land. TRANSPORT - although services & facilities are potentially accessible by bicycle, on foot or by public transport, the site's development is likely to create traffic problems, since the existing vehicular access appears unsuitable to accommodate development of this scale. Unsuitable, due to conflict with the emerging Plan's locational strategy, and transport issues. Unsuitable, due to conflict with the emerging Plan's locational strategy, and transport issues. No Depth Danger for most Danger for most Danger for most Danger for most Danger for all 1.0m to 2.0m