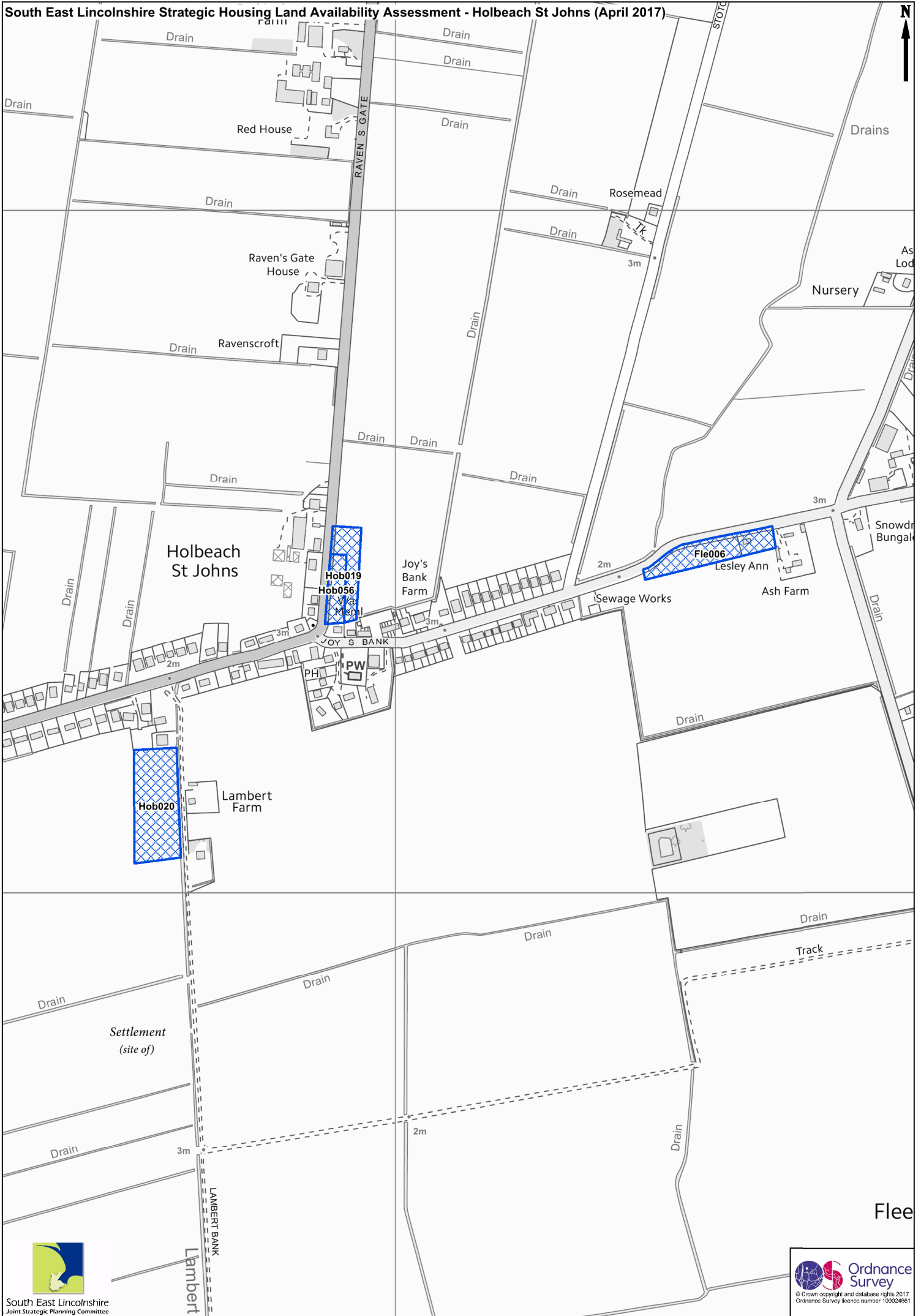


South East Lincolnshire Strategic Housing Land Availability Assessment - Holbeach St Johns (April 2017)



Reference **Fle006** **Settlement:** Holbeach St Johns **Phase two SHLAA sites**

Address Land to the south of Joy's Bank, Holbeach St Johns

Site area (Hectares) 0.62 **Site capacity at 30 dph:** 19 **Site capacity at 25 dph:** 16 **Site capacity at 20 dph:** 12 **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: 12
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 St Johns, 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 - although it is accessible to Holbeach St John's existing services and facilities, it is not located within or adjacent to its built-up area.
SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 2 agricultural land, & 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, adverse environmental impacts, and poor location.

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

Reference **Hob019** **Settlement:** Holbeach St Johns **Phase two SHLAA sites**

Address Land to the east of Raven's Gate, Holbeach St Johns

Site area (Hectares) 0.61 **Site capacity at 30 dph:** 18 **Site capacity at 25 dph:** 15 **Site capacity at 20 dph:** 12 **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: 12
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 St Johns, 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 create ribbon development which would (in relation to the number of dwellings delivered) significantly increase the visual impact and perceived extent of the 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 St John'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, it is grade 2 agricultural land, & 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, 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	Hob020	Settlement:	Holbeach St Johns	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the west of Lambert Bank, Holbeach St Johns								
Site area (Hectares)	1.07	Site capacity at 30 dph:	32	Site capacity at 25 dph:	27	Site capacity at 20 dph:	21	Site capacity from planning permissions:	<input type="checkbox"/>
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 low. 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:		21		
	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 St Johns, 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 ribbon development 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 Holbeach St John's existing services and facilities, & is located adjacent to its 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 2 agricultural land, & is not previously developed land.</p> <p>TRANSPORT - it will not 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		No hazard		Zone 2		No Depth		
	Zone 3a		Low hazard		Zone3b		0m to 0.25m		
			Danger for some				0.25m to 0.50m		
			Danger for most				0.50m to 1.0m		
			Danger for all				1.0m to 2.0m		
							>2.0m		

Reference	Hob056	Settlement:	Holbeach St Johns	Phase two SHLAA sites <input checked="" type="checkbox"/>
Address	Land to the east of Raven's Gate, Holbeach St Johns			
Site area (Hectares)	0.26 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	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be 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:		5	
	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 St Johns, 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 ribbon development 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 Holbeach St John's existing services and facilities, & is located adjacent to its built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is best and most versatile agricultural land, & is not previously developed.</p> <p>TRANSPORT - it is likely that the site could be developed without creating or exacerbating 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	