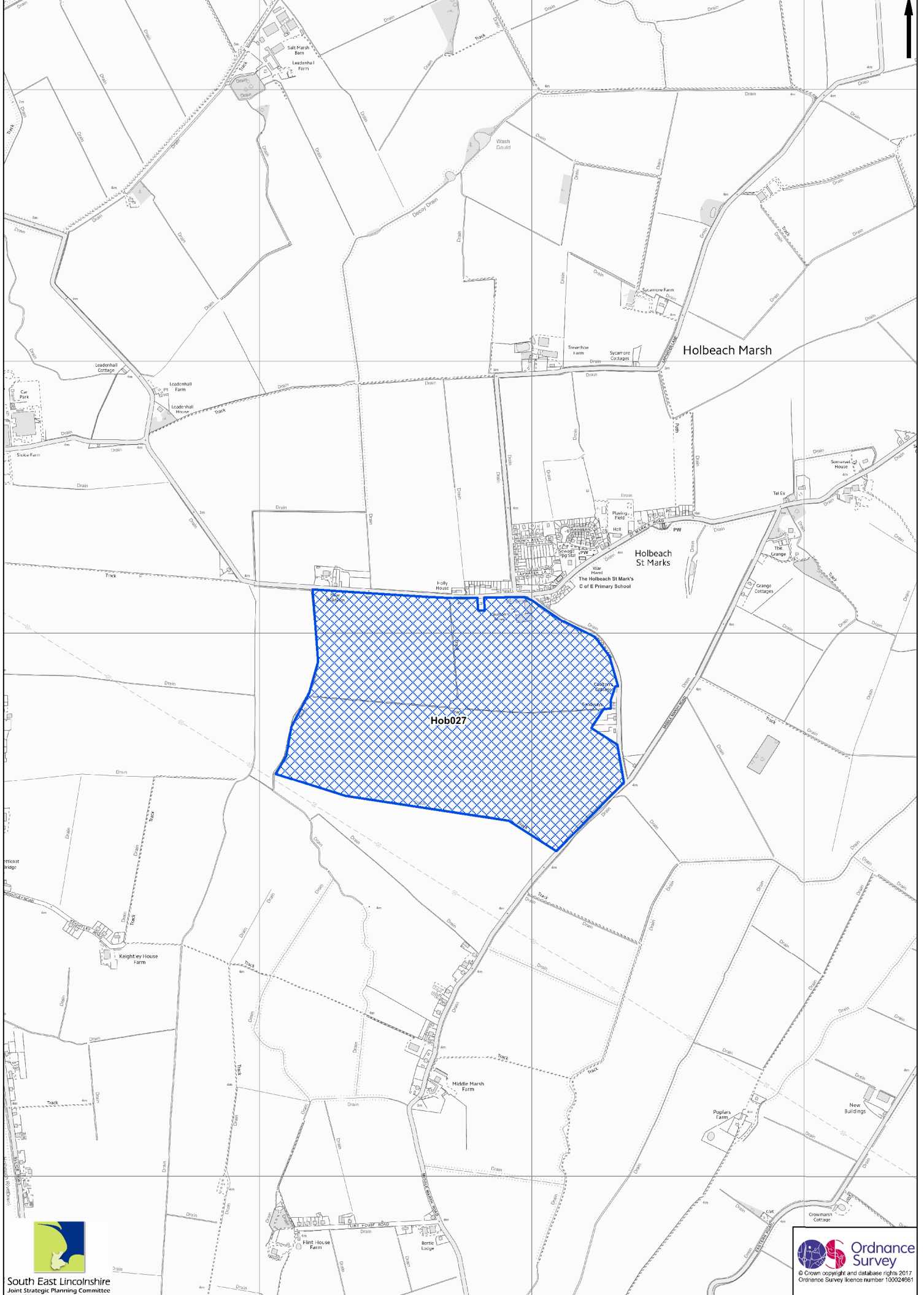


South East Lincolnshire Strategic Housing Land Availability Assessment - Holbeach St Marks (April 2017)



Reference **Hob027** **Settlement:** Holbeach St Marks **Phase two SHLAA sites**

Address Land to the west of Lincoln Lane, Holbeach St Marks

Site area (Hectares) 87.12 **Site capacity at 30 dph:** 2614 **Site capacity at 25 dph:** 2178 **Site capacity at 20 dph:** ##### **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 Poor achievability. Values are moderate, but opening-up infrastructure costs are likely to be particularly high and flood mitigation costs are likely. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 12, and be completed after year 25).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10:
Delivered in yrs 11-15: 400
Delivered in yrs 16-20: 500
Delivered in yrs 21-25: 500

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Holbeach St Marks, 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 is hugely out-of-scale with the existing settlement, and its development would greatly harm the character of both the village and the wider area.
INFRASTRUCTURE - it will not lead to the loss of existing infrastructure, but its scale means that it is likely to place undue burdens on infrastructure.
LOCATION - it is accessible to Holbeach St Mark'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 1 agricultural land, & is not previously developed land.
TRANSPORT - services & facilities are potentially accessible by bicycle, on foot or by public transport. However, the site's development would be likely to create traffic problems, given its scale.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, infrastructure issues, and transport issues.

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 | |