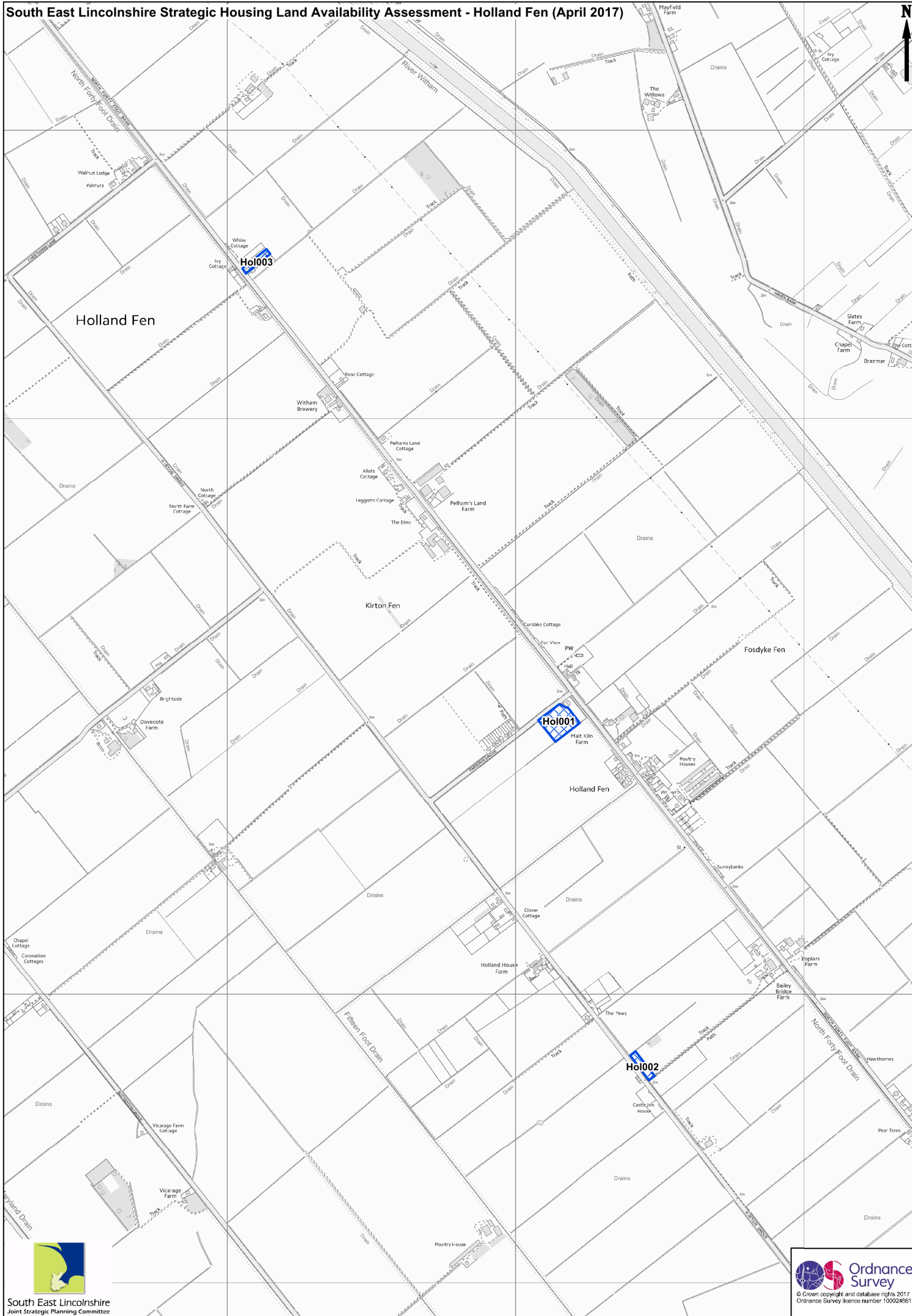


South East Lincolnshire Strategic Housing Land Availability Assessment - Holland Fen (April 2017)



Reference **Hol001** **Settlement:** Holland Fen **Phase two SHLAA sites**

Address Land to the south of Parsons Drove, Holland Fen

Site area (Hectares) 0.99 **Site capacity at 30 dph:** 30 **Site capacity at 25 dph:** 25 **Site capacity at 20 dph:** 20 **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, but opening-up infrastructure costs are likely to be very 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 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 20
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 Holland Fen, 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 be unrelated to the existing settlement, & 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 Holland Fen's existing services and facilities, it is not located within or adjacent to Holland Fens's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value, & there are no nearby 'bad neighbour ' uses, 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, 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

Reference	Hol002	Settlement:	Holland Fen	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Kirton Drove, Holland Fen			
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. The owner indicates that the site will not be available before 2016.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very 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 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 Holland Fen, 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 - the site is isolated from the village's built-up area, and development in this location would be unrelated to the existing settlement. As such it would create a new and incongruous group of dwellings in the countryside.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is not accessible to Holland Fen's existing services and facilities, and is not located within or adjacent to Holland Fens's existing built-up area.</p> <p>SITE CHARACTERISTICS - although the site has little intrinsic amenity value, & there are no nearby 'bad neighbour ' uses, it is grade 2 agricultural land, & is not previously developed.</p> <p>TRANSPORT - although it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, they are unlikely to be accessible on foot or by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, poor location, and transport issues.</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	

Reference **Hol003** **Settlement:** Holland Fen **Phase two SHLAA sites**

Address Land to the east of North Forty Foot Bank, Holland Fen

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

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, but opening-up infrastructure costs are likely to be very 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 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 The site would create an extension to Holland Fen, 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 isolated from the village's built-up area, and development in this location would be unrelated to the existing settlement, & 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 not accessible to Holland Fen's existing services and facilities, and is not located within or adjacent to Holland Fens's existing built-up area.
SITE CHARACTERISTICS - although the site has little intrinsic amenity value, & there are no nearby 'bad neighbour ' uses, it is grade 1 agricultural land, & is not previously developed.
TRANSPORT - although it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, they are unlikely to be accessible on foot or by public transport.

Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, poor location, 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	