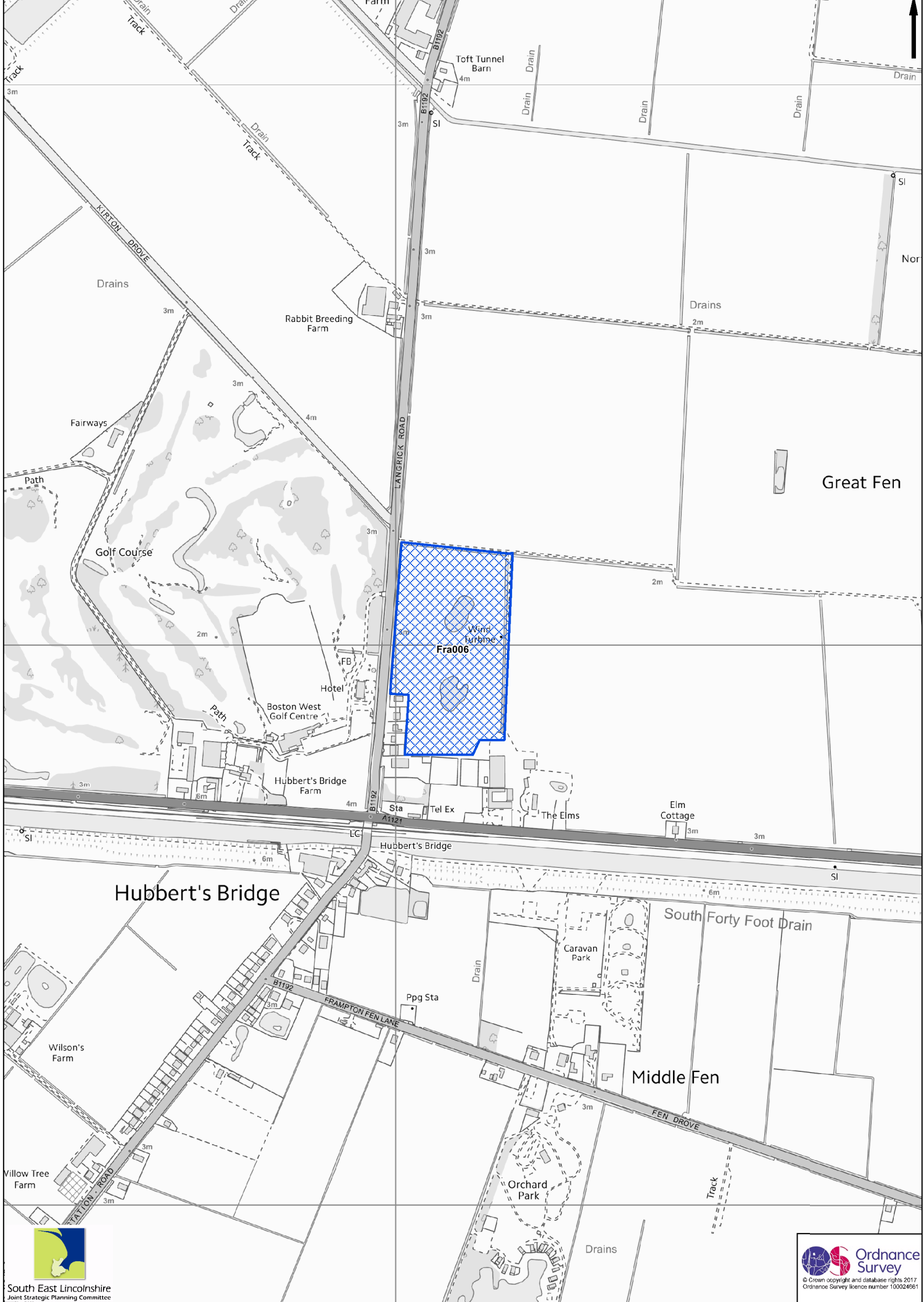


South East Lincolnshire Strategic Housing Land Availability Assessment - Hubberts Bridge (April 2017)



Reference	Fra006	Settlement:	Hubbert's Bridge	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Langrick Road, Hubbert's Bridge			
Site area (Hectares)	7.05 Site capacity at 30 dph:	212 Site capacity at 25 dph:	176 Site capacity at 20 dph:	141 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 relatively high, and opening-up infrastructure costs are likely to be moderate, 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 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 91 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 Hubbert's Bridge, 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 poorly related to the existing village, and its development would greatly 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 - although it is accessible to Hubbert's Bridge's existing services & facilities, it is not located within or adjacent to Hubbert's Bridge's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.</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	