

Reference	Fra001	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the north of Middlega	te Road, Kirton		
Site area (Hectares)	2.01 Site capacity at 30 dph:	Site capacity at 25 dph:	50 Site capacity at 20 dph:	40 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no planning	permission or alloca	tion, there are no known	legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are (although flood mitigation cosdeveloped (assumed to begin	sts are likely). If it is	allocated, there is a reaso	e costs are likely to be low nable prospect that it would 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:		24 16	
Suitability	Is the site suitable?	No		
	ENVIRONMENTAL IMPACTS - a development would have advirelationship with the village's incongruous ribbon of 'tander INFRASTRUCTURE - it will not LOCATION - it is accessible to area.  SITE CHARACTERISTICS - the suses. However, it is grade 1 ag TRANSPORT - it will not create accessible on foot & by bicycle Unsuitable, due to adverse en	erse impacts upon the existing built form is m' development. lead to the loss of, n Kirton's existing servite has no intrinsic algricultural land, and is or exacerbate traffie, & by public transp	ne character and appearar poor, and its developmer or place undue burdens o ices & facilities, & is locat menity value, & there are s not previously develope c problems, & services & ort	nce of the area - the site's nt would result in an n, existing infrastructure. ed adjacent to Kirton's built-up no nearby 'bad neighbour' d.
Classification	Undevelo	pable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	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

Reference	Fra002	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the north of Mid	ddlegate Road, Kirton		
Site area (Hectares)	0.36 Site capacity at 30 dph:	Site capacity at 25 dph:	9 Site capacity at 20 dph:	7 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloca	ation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigation		allocated, there is a rea	ure costs are likely to be very low asonable prospect that it would be 1).
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:		7	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA development would hav ribbon development wh visual impact and percei INFRASTRUCTURE - it with LOCATION - it is accessifiarea.  SITE CHARACTERISTICS - uses. However, it is gract TRANSPORT - it will not accessible on foot & by	CTS - although it will not le adverse impacts upon to ich would (in relation to to ved extent of the village's ill not lead to the loss of, and to the kirton's existing serother the site has no intrinsic alle 1 agricultural land, and	nave adverse impacts of the character and appear the number of dwellings is built-up area. from place undue burdent vices & facilities, & is low menity value, & there a is not previously develor fric problems, & services	seeks to be developed in Kirton. In natural or heritage assets, its Irance of the area - it would create It would deliver) increase the Is on, existing infrastructure. Icated adjacent to Kirton's built-up Ire no nearby 'bad neighbour' Inped. It is are potentially
Classification	Unde	velopable		
Zi Zi	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for sor Danger for mo 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	Fra003	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the north of Middleg	ate Road, Kirton		
Site area (Hectares)	0.52 Site capacity at 30 dph:	Site capacity at 25 dph:	13 Site capacity at 20 dph:	10 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no planning	g permission or alloca	tion, there are no known	legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		sts are likely). If it is	allocated, there is a reaso	e costs are likely to be very low onable prospect that it would 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:		10	
Suitability	Is the site suitable?	No		
	ribbon development which w visual impact and perceived of INFRASTRUCTURE - it will not	verse impacts upon the vould (in relation to the vollage's the least of the village's the least to the loss of, row Kirton's existing servisite has no intrinsic and regricultural land, and the or exacerbate traffile, & by public transports.	ne character and appearane number of dwellings it built-up area. For place undue burdens orices & facilities, & is local menity value, & there are is not previously developic problems, & services & ort	nce of the area - it would create would deliver) increase the on, existing infrastructure. ted adjacent to Kirton's built-up on nearby 'bad neighbour' ed.
Classification	Undevelo	pable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for son Danger for mo 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	Fra004		Settlement:	Ki	rton	Phase two SHLAA sites
Address	Land to the north of Mi	ddlegate	e Road, Kirton			
Site area (Hectares)	19.52 Site capacity at 30 dph:	586	Site capacity at 25 dph:	488	Site capacity at 20 dph:	390 Site capacity from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pla	anning p	ermission or all	ocation, t	here are no knov	wn legal or ownership problems.
Achievability	Is the site achievab	le?	Yes			
Explanation		g flood r	nitigation costs	). If it is a	llocated, there is	ructure costs are also likely to be a reasonable prospect that it fore year 20).
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15:			50 250		
	Delivered in yrs 16-20 Delivered in yrs 21-25:			90		
Suitability	Is the site suitable?	•	No			
	development would hat development would great and undermine the villate unlikely to assimilate INFRASTRUCTURE - it was LOCATION - it is accessivatea.  SITE CHARACTERISTICS and is not previously deen joyed by any future of could be successfully many Sewage Treatment World for any dwellings.	ve adver eatly incomes e successivill not les ble to Kinger - the situs eveloped occupiers itgated. crks, which created bicycle,	rse impacts uporease the visual en setting. Furth sfully with Kirto and to the loss orton's existing see has no intrinsit. Although it also for the site), it However, the seh may impact upor exacerbate to & by public trains	n the chaimpact and impact and im	racter and appea nd perceived exter the site is of an 'u e character. ce undue burden facilities, & is loo y value. However 16 (which may m site and it is likely hern boundary is amenities that wo olems, & services	n natural or heritage assets, its arance of the area - the site's ent of the village's built-up area, urban extension' scale, and would as on, existing infrastructure. cated adjacent to Kirton's built-up area, it is grade 1 agricultural land, hay impact on the amenities y that potential noise problems just over 250 metres from a bould be enjoyed by the occupiers.  & facilities are potentially
Classification	Unde	velop	able			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s 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	Fra005	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the north of M	ddlegate Road, Kirton		
Site area (Hectares)	2.44 Site capacity at 30 dph:	73 Site capacity at 25 dph:	61 Site capacity at 20 dph:	49 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	(including flood mitigat		ed, there is a reasonable	ture costs are likely to be moderate prospect that it would be 5).
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 25	
Suitability	Is the site suitable	Yes		
	may be linked to the W Impacts on the area's c is enclosed on two side INFRASTRUCTURE - will LOCATION - it is located centre, it is separated f facilities as sites on the SITE CHARACTERISTICS and is not previously deamenities - impacts car bedrooms facing the rot TRANSPORT - services & (although its location of accessible as from sites the A16 would not be a that there is an existing enough for suitable visits.)	ash SPA, in that Pink Foo haracter would be accept by the village's existing not lead to the loss of, not adjacent to Kirton's built rom it by the A16 which western side of the A16 the site has no intrinsice eveloped. Furthermore, to be reduced by site layouted & facilities are potentially in the eastern side of the on the western side of the contage footway & street bility splays to be achieved.	ted Geese have been knitable - it does not have a built-up area. For place undue burdens lt-up area. Although the means that it is not as accessible on foot & by A16 means that most see he A16). The Highway Auarriageway of Middlegat et lighting. The site's froed, though some frontagement area.	site is relatively close to Kirton's cessible to most services & acceptable in terms of its location. er, it is grade 1 agricultural land,
Classification	Deve	lopable (11-15)		
Flood risk Zone Zone Zone	2 2 3a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

	Fra009	•	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the south of Mi	ddlegate	e Road (East), K	irton	
Site area (Hectares)	0.33 Site capacity at 30 dph:	10	Site capacity at 25 dph:	8 Site capacity at 20 dph:	7 Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla	inning po	ermission or all	ocation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	le?	Yes		
Explanation	(although flood mitigati	on costs	are likely). If i		eture costs are likely to be very low easonable prospect that it would be 0).
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:			7	
Suitability	Is the site suitable?	)	No		
	has the potential to hav Tree Preservation Order because of the density of impacts upon the chara perceived extent of the rural character.  INFRASTRUCTURE - it w LOCATION - Although the means that it is not as a western side of the A16 adjacent to Kirton's buil SITE CHARACTERISTICS amenity value, it is grad TRANSPORT - it will not accessible on foot & by inevitably means that the western side of the	re advers r No. 1), of protecter and village's ill not lene site is ccessible. Noneth t-up are there a de 1 agric create co bicycle, ne major A16).	se impacts on n & it is unlikely cted trees on the appearance of built-up area, and to the loss of relatively close the to the majorith neless, the site a. are no nearby 'b cultural land, are or exacerbate to & by public tra- city of the town	atural assets (trees prote that any such impacts come site. Furthermore, its of the area - it would great extending intensive developments of the village's services is acceptable in these terms and neighbour' uses. How and is not previously development (although its locations)	s & facilities are potentially ion on the eastern side of the A16 re not as accessible as from sites on
Classification	Unde	velop	able		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for Danger for Danger for	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Fra010	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the east of Lo	ondon Road, Frampton		
Site area (Hectares)	19.73 Site capacity at 30 dph:	592 Site capacity at 25 dph:	493 Site capacity at 20 dph:	395 Site capacity from planning
Availability	Is the site availab	Yes		permissions:
Explanation	Although there is no	planning permission or all	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achiev	able? Yes		
Explanation	relatively high (includ	-	). If it is allocated, there	structure costs are also likely to be is a reasonable prospect that it efore year 20).
Assumed delivery ra	Delivered in yrs 1-5: Delivered in yrs 6-10 Delivered in yrs 11-1 Delivered in yrs 16-2 Delivered in yrs 21-2	5: 5:	50 250 95	
Suitability	Is the site suitable	No No		
	development has the FramptonTree Presei layout. However, its area - it is a visually e of dwellings in the conformal layout. However, its area - it is a visually e of dwellings in the conformal layout it is a visually e of dwellings and is not previously Sewage Treatment Wany dwellings.  TRANSPORT - it will raccessible on foot &	e potential to have adverse rvation Order No. 1), it is li development would have exposed site and its developments would under twill not lead to the loss of it is relatively accessible to Kirton's built-up area. CS - the site has little intrindeveloped. Furthermore, works, which will impact up	e impacts on natural asset ikely that any such impact adverse impacts upon the pment would create a lamine the physical separation, nor place undue burde to Kirton's existing service the site's eastern bound from the amenities that we raffic problems, & service insport	ge assets and, although its ets (trees protected by the ets could be prevented by careful de character and appearance of the arge, isolated and incongruous group ation of Wyberton and Kirton. ens on, existing infrastructure. es & facilities, it is not located ever, it is grade 1 agricultural land, ary approaches with 50 metres of a rould be enjoyed by the occupiers of es & facilities are potentially a site characteristics.
Classification	Une	developable		
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for s Danger for a	most	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fra011	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Cou	ıpledyke Lane, Kirton		
Site area (Hectares)	0.69 Site capacity at 30 dph:	21 Site capacity at 25 dph:	17 Site capacity at 20 dph:	14 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes		
Explanation	(although flood mitigat		allocated, there is a re	ture costs are likely to be low easonable prospect that it would be 5).
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:		12 2	
Suitability	Is the site suitable	No.		
Explanation	ENVIRONMENTAL IMPA has the potential to have FramptonTree Preserval layout. However, its de area - it would create a INFRASTRUCTURE - it we LOCATION - although the means that it is not as a western side of the A16 within or adjacent to Ki SITE CHARACTERISTICS amenity value, is grade TRANSPORT - it will not accessible on foot & by inevitably means that the	ACTS - it will not have adverse adverse impacts on nativation Order No. 1), it is possivelopment would have ad in isolated and incongruou will not lead to the loss of, in easite is relatively close to accessible to the majority of S. Nonetheless, in these terton's existing built-up are there are no nearby 'bact 1 agricultural land, and is a create or exacerbate trafficity be majority of the town's see a service of the majority of the town's service and the majority of the town's se	arse impacts on heritagoral assets (trees protestible that any such imporesse impacts upon the segroup of dwellings in nor place undue burder Kirton's centre, it is seef the village's services rms, the site is acceptata.  neighbour' uses. Howened previously developing problems, & services port (although its location in the provious and facilities and services and facilities are	pacts could be prevented by careful e character and appearance of the the countryside. Ins on, existing infrastructure. Inseparated from it by the A16 which and facilities as sites on the ble. However, it is not located  Every, the site the site has some leed. Inseparated from it by the A16 which and facilities are potentially into on the eastern side of the A16 are not as accessible as from sites on
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for sor Danger for mo 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

				Phase two SHLAA sites
Address	Land to the north of Mi	ddlegate Road, Kirton		
Site area (Hectares)	0.15 Site capacity at 30 dph:	4 Site capacity at 25 dph:	4 Site capacity at 20 dph:	3 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigat		is allocated, there is a re	ture costs are likely to be very low easonable prospect that it would be 0).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10:		3	
	Delivered in yrs 11-15: Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
	effectively invisible from INFRASTRUCTURE - it we LOCATION - Although the means that it is not as a western side of the A16 located within or adjace SITE CHARACTERISTICS agricultural land. Howe TRANSPORT - it will not accessible on foot & by	In all public vantage point ill not lead to the loss of the site is relatively close to excessible to the majority is. Nonetheless, the site is ent to Kirton's built-up are there are no nearby 'baver, it is not previously docreate or exacerbate trabicycle, & by public transe majority of the town's A16).	is. In nor place undue burder Ito Kirton's centre, it is set Ito fithe village's services Ito centre, it is set Ito fithe village's services Ito centre in terms of a Ito c	ns on, existing infrastructure. eparated from it by the A16 which and facilities as sites on the accessibility. However, it is not ite has little amenity value, & is not s & facilities are potentially ion on the eastern side of the A16 re not as accessible as from sites on
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a Ba	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Fra024		Settlement:	Ki	rton		Phase two SHLA	A sites $\square$
Address	Land to the north of Mi	ddlegate	Road, Kirton					
Site area (Hectares)	9.82 Site capacity at 30 dph:	295	Site capacity at 25 dph:	246	Site capacity at 20 dph:	196	Site capacity from planning	215
Availability	Is the site available	?	Yes				permissions:	
Explanation	Outline planning permis	ssion (re	f. B/16/0380) is	outstand	ing for the deve	elopment	of up to 215 dwe	ellings.
Achievability	Is the site achievab	le?	Yes					
Explanation	Moderate achievability. moderate (including flo be developed (assumed	od mitig	ation costs). If	it is alloca	ited, there is a r	easonabl		
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:			50 125 40				
Suitability	Is the site suitable?	•	Yes					
	natural assets (it may be this location). Although character and appearand development on the we INFRASTRUCTURE - will LOCATION - accessible to SITE CHARACTERISTICS and is not previously deenjoyed by any future of could be successfully mederooms facing the rough development on the sit TRANSPORT - services & Highway Authority com carriageway of Middleg A suitable access could the A16 junction would Despite the issues with	it is a la ace of the stern side not lead to Kirton - the site exclusiveloped occupiers itgated be ad. The see STW mee. & facilities ments that Rd is be form not be a	rge and visually e area would alde of the A16 to do to the loss of, a's existing service has no intrinsible. Although it also so f the site), it by site layout, his ite is also relatively impact upon es are potential that direct access suitable to served in several load wisable.	promined so be brown of the same nor place ces, & is less a large souse designed the ame by accessible sonto the cations, but the site cations, but the souse designed the souse designe	nt site, the imparadly acceptable, a point as it curre undue burdens ocated adjacent value. However 16 (which may risite and it is like gn, bunding/screto a Sewage Trinities that would not a, including a frout a junction on	icts of its, given the ently ext on, infract to the beer, it is graph ly that possessing areatment discovered be enjorable to be acceptantage for the part	development up at it would extentends on the east structure. uilt-up area. ade 1 agricultural act on the amenition of acoustic vents. Works (approxing yed by the occup) & by public transpotable, but the otway and street	on the d ern side.  I land, ies blems to nately oliers of port. The lighting.
Classification	Deve	lopabl	e (16-20)					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for a	nost		0m 0.2 <b>0.</b> 5	Depth to 0.25m 5m to 0.50m 0m to 1.0m m to 2.0m 0m	

Reference	Kir001	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the south of W	est End Road, Kirton		
Site area (Hectares)	2.38 Site capacity at 30 dph:	71 Site capacity at 25 dph:	60 Site capacity at 20 dph:	48 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions:
Explanation	Although there is no pla	anning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes Yes		
Explanation	moderate (including flo		is allocated, there is a r	cture costs are also likely to be easonable prospect that it would ar 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 24	
Suitability	Is the site suitable?	<u>No</u>		
Explanation	ENVIRONMENTAL IMPA development has the p and Frampton Tree Pre careful layout. Howeve of the area - its develop would undermine the p INFRASTRUCTURE - it w LOCATION - it is relative Kirton's built-up area. SITE CHARACTERISTICS the majority of the site TRANSPORT - it will not accessible on foot & by	ACTS - it will not have adverse in servation Order No. 2), it is r, its development would be ment would greatly incressing separation of Kirtovill not lead to the loss of, ely accessible to Kirton's erit is not agricultural land is not previously developed.	erse impacts on heritage in pacts on natural asset is likely that any such in mave adverse impacts un asset the perceived extern and Frampton West. In any place undue burder existing services & facility and there are no nearly ed, and the site has confic problems, & services port	ns on, existing infrastructure. ries, & is located adjacent to by 'bad neighbour' uses. However, siderable amenity value. s & facilities are potentially
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for soi Danger for mo 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	Kir002	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the north of Ch	urch Lane, Kirton		
Site area (Hectares)	2.59 Site capacity at 30 dph:	78 Site capacity at 25 dph:	65 Site capacity at 20 dph:	52 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation	Although there is no pla	nning permission or all	ocation, there are no know	n legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	high (including likely flo	od mitigation costs and	significant highway impro	ver costs are likely to be relatively vements). If it is allocated, there is ear 9, and be completed before
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 2	
	Delivered in yrs 16-20 Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
	development would have open countryside charathe perceived extent of INFRASTRUCTURE - it we LOCATION - it is relative Kirton's built-up area. SITE CHARACTERISTICS value. However, it is no TRANSPORT - although transport, the site's devaccommodate the traff Unsuitable, due to adverse	ve adverse impacts upocter, its relationship to the village's built-up and ill not lead to the loss of ely accessible to Kirton's there are no nearby 'b to previously developed services & facilities are elopment would create to that would be general erse environmental impacts.	n the character and appear the existing settlement is pea. f, nor place undue burdens existing services & facilities ad neighbour' uses, & the land, and is grade 1 agricul potentially accessible on for traffic problems, as Churc	oot & by bicycle & by public h Lane is unsuitable to
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s 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	Kir003	Settlement:	Kirton	Phase two SHLAA sites				
Address	Land to the south of Chur	Land to the south of Church Lane, Kirton						
Site area (Hectares)	4.38 Site capacity at 30 dph:	Site capacity at 25 dph:	Site capacity at 20 dph:	88 Site capacity from planning permissions:				
Availability	Is the site available?	Yes		permissions.				
Explanation	Although there is no plant	ning permission or allo	ocation, there are no known l	egal or ownership problems.				
Achievability	Is the site achievable	Yes						
Explanation	high (including likely flood	I mitigation costs and a nable prospect that it	significant highway improver	costs are likely to be relatively ments). Nonetheless, if it is ed to begin in year 9, and be				
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 38					
	Delivered in yrs 16-20 Delivered in yrs 21-25:							
Suitability	Is the site suitable?	Yes						
	the character and appears INFRASTRUCTURE - it will LOCATION - it is relatively Kirton's built-up area. SITE CHARACTERISTICS - t value. However, it is not p TRANSPORT - services & f Provided it is developed in not create traffic problem.	ance of the area. not lead to the loss of accessible to Kirton's here are no nearby 'ba previously developed la acilities are potentially n conjunction with site as. able (due to adverse er	i, nor place undue burdens of existing services & facilities, and neighbour' uses, & the site and, and is grade 1 agricultury accessible on foot & by bicy as Kir015, Kir016 and Kir034,	& is located adjacent to e has little intrinsic amenity ral land. vcle & by public transport. the site's development would sport problems) if considerd in				
Classification	Develo	pable (11-15)						
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	а	No hazard Low hazard Danger for so Danger for m Danger for al	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	Kir004	Settlement:	Kirton	Phase two SHLAA sites			
Address	Land to the west of Boston Road, Kirton						
Site area (Hectares)	0.52 Site capacity at 30 dph:	16 Site capacity at 25 dph:	13 Site capacity at 20 dph:	10 Site capacity from planning permissions:			
Availability	Is the site available?	Yes		permissions:			
Explanation	Outline planning permissic larger site of which this is		-	elopment of 140 dwellings on the problems.			
Achievability	Is the site achievable	? Yes					
Explanation	(although flood mitigation	costs are likely). Plani	ning permission is outsta	ture costs are likely to be low anding, and there is a reasonable and be completed before year 10).			
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:		10				
Suitability	Is the site suitable?	No					
	has the potential to have a Tree Preservation Order N However, its development would create ribbon devel unacceptably increase the INFRASTRUCTURE - it will LOCATION - it is accessible area.  SITE CHARACTERISTICS - the value. However, it is not p	adverse impacts on na o. 2), it is likely that ar would have adverse i opment which would visual impact and per not lead to the loss of, to Kirton's existing se here are no nearby 'ba reviously developed la eate or exacerbate trans	tural assets (trees protein y such impacts could be impacts upon the charact (in relation to the number ceived extent of the town nor place undue burde ervices & facilities, & is lead neighbour uses, & the and, and is grade 1 agricultic ffic problems, & service sport.	ns on, existing infrastructure.  ocated adjacent to Kirton's built-up  e site has little intrinsic amenity			
Classification	Undeve	elopable					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m			

Reference	Kir005	Settlement:	Kirton	Phase two SHLAA sites				
Address	Land to the west of Bos	Land to the west of Boston Road, Kirton						
Site area (Hectares)	3.54 Site capacity at 30 dph:	106 Site capacity at 25 dph:	88 Site capacity at 20 dph:	71 Site capacity from planning				
Availability	Is the site available	? Yes		permissions:				
Explanation			s outstanding for the develop known legal or ownership pro	ment of 140 dwellings on the oblems.				
Achievability	Is the site achievab	Yes Yes						
Explanation	low (although flood mit	igation costs are likely)	but opening-up infrastructure . Planning permission is outst on begin (assumed to begin in					
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:		71					
Suitability	Is the site suitable?	No						
Explanation	ENVIRONMENTAL IMPA has the potential to hav Tree Preservation Orde However, its developmenthe site's relationship to development.  INFRASTRUCTURE - it w LOCATION - it is accessivarea.  SITE CHARACTERISTICS value. However, it is no	ACTS - it will not have acre adverse impacts on r r No. 2), it is likely that ent would have adverse to the town's built form ill not lead to the loss of ble to Kirton's existing the tree are no nearby the toylor of the previously developed create or exacerbate the bicycle, & by public training the same and the same are no nearby the toylor of the same are no nearby the same are not	dverse impacts on heritage as latural assets (trees protected any such impacts could be provided impacts upon the character is poor, and it would create a of, nor place undue burdens of services & facilities, & is located and neighbour' uses, & the sit land, and is grade 1 agriculturaffic problems, & services & nsport.	and appearance of the area - n incongruous form of n, existing infrastructure. ed adjacent to Kirton's built-up e has little intrinsic amenity ral land.				
Classification	Unde	velopable						
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for Danger for Danger for	some most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	Kir006	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Bos	ton Road, Kirton		
Site area (Hectares)	2.65 Site capacity at 30 dph:	80 Site capacity at 25 dph:	66 Site capacity at 20 dph:	53 Site capacity from planning permissions:
Availability	Is the site available	? Yes		permissions.
Explanation			outstanding for the develop nown legal or ownership pro	ment of 140 dwellings on the oblems.
Achievability	Is the site achievab	le?		
Explanation	low (although flood mit	igation costs are likely).	ut opening-up infrastructure Planning permission is outst n begin (assumed to begin ir	
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:		53	
Suitability	Is the site suitable?	Yes		
Explanation	ENVIRONMENTAL IMPA impacts upon the characharacter, and its relation potential to have adversome preservation Order No. INFRASTRUCTURE - it was LOCATION - it is accessible area.  SITE CHARACTERISTICS value. However, it is not TRANSPORT - it will not accessible on foot & by	CTS - it will not have ad cter and appearance of conship to the existing vilue impacts on natural as 2), it is likely that any suill not lead to the loss of the loss of the constitution of the constitution of the loss of the constitution of the loss of loss of the loss of the loss of l	verse impacts on heritage as the area - the site does not leage is acceptable. Although sets (trees protected by the ach impacts could be prevent, nor place undue burdens of ervices & facilities, & is located and neighbour uses, & the site and, and is grade 1 agriculturaffic problems, & services & isport.	its development has the Kirton and Frampton Tree ted by careful layout. on, existing infrastructure. red adjacent to Kirton's built-up te has little intrinsic amenity ral land.
Classification	Devel	opable (06-10)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for n Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m

Reference	Kir007	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Bosto	on Road, Kirton		
Site area (Hectares)	6.3 Site capacity at 30 dph:	189 Site capacity at 25 dph:	158 Site capacity at 20 dph:	126 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Outline planning permiss site.	sion (ref. B/14/0094) is o	outstanding for the deve	elopment of 140 dwellings on the
Achievability	Is the site achievable	e? Yes		
Explanation	moderate (including floo	d mitigation costs). Plar	nning permission is outs	cture costs are also likely to be tanding, and there is a reasonable 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:		100 40	
Suitability	Is the site suitable?	Yes		
	impacts upon the character, and its relation potential to have adverse Preservation Order No. 2 INFRASTRUCTURE - it will LOCATION - it is accessibarea.  SITE CHARACTERISTICS - value. However, it is not TRANSPORT - it will not caccessible on foot & by be	ter and appearance of to nship to the existing vill- e impacts on natural asset), it is likely that any such I not lead to the loss of, le to Kirton's existing set there are no nearby 'ba previously developed later create or exacerbate transicycle, & by public transi	the area - the site does rage is acceptable. Althousets (trees protected by the impacts could be presented and place undue burde rivices & facilities, & is lead neighbour' uses, & the ind, and is grade 1 agricultic ffic problems, & service sport.	ns on, existing infrastructure.  ocated adjacent to Kirton's built-up  e site has little intrinsic amenity
Classification	Develo	opable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Kir008	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the east of Horse	eshoe Lane, Kirton		
Site area (Hectares)	6.45 Site capacity at 30 dph:	194 Site capacity at 25 dph:	Site capacity at 20 dph:	129 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plar The owner indicates that	• .		wn legal or ownership problems.
Achievability	Is the site achievabl	e? Yes		
Explanation		d mitigation costs). If it is	allocated, there is a re	cture costs are also likely to be easonable prospect that it would be 5).
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:		50 79	
Suitability	Is the site suitable?	No		
	greatly increase the perc INFRASTRUCTURE - it wil LOCATION - it is located centre, it is separated fro village's services and faci terms of its location. SITE CHARACTERISTICS - value. However, it is not TRANSPORT - it will not a accessible on foot & by b	eived extent of the village of the village of the loss of, adjacent to Kirton's built om it by the A16 which multilities as sites on the west there are no nearby 'bac previously developed lar create or exacerbate trafficicycle, & by public transpersal of the village's ne A16).	e's built-up area. nor place undue burder up area. Although the eans that it is not as ac- ern side of the A16. No neighbour' uses, & the d, and is grade 1 agricu- fic problems, & services out (although its locati- services and facilities a	poor, and its development would as on, existing infrastructure. site is relatively close to Kirton's accessible to the majority of the conetheless, the site is acceptable in a site has little intrinsic amenity altural land. as & facilities are potentially on on the eastern side of the A16 are not as accessible as from sites
I lood lisk	Zone 1 Zone 2 Zone 3a Zone3b	Velopable  No hazard  Low hazard  Danger for sor  Danger for mo		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m

Reference	Kir009	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the south of Lo	ndon Road, Kirton		
Site area (Hectares)	1.6 Site capacity at 30 dph:	48 Site capacity at 25 dph:	40 Site capacity at 20 dph:	32 Site capacity from planning
Availability	Is the site available	Yes Yes		permissions:
Explanation	Reserved Matters is ou	tstanding for the erection (	of 26 dwellings (referer	nce B/16/0457).
Achievability	Is the site achieval	Yes		
Explanation	low (although flood mit construction of 16 dwe	tigation costs are likely). O	utline planning permiss able prospect that it w	iure costs are likely to be relatively ion is outstanding for the ill soon be developed (assumed to
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:		12 4	
Suitability	Is the site suitable	Yes		
Explanation	ENVIRONMENTAL IMPA has the potential to hav Algarkirk Tree Preserva layout. Although the sit perceived extent of the impacts of its developn INFRASTRUCTURE - it w LOCATION - it is access area. SITE CHARACTERISTICS amenity value, it is not TRANSPORT - it will not accessible on foot & by	ACTS - it will not have adverse adverse impacts on natution Order No. 1), it is likely the is visually prominent and a built-up area, it has a sement would be broadly acceptill not lead to the loss of, rible to Kirton's existing sendant or the previously developed land a create or exacerbate trafficionics.	rse impacts on heritage and assets (trees proted by that any such impacts of its development would i-rural, rather than operable. For place undue burder vices & facilities, & is lower, and is grade 1 agricultic problems, & services oort.	en countryside character, & the as on, existing infrastructure. cated adjacent to Kirton's built-up ever, the site has considerable
Classification	Deve	lopable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for son Danger for mo 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	Kir010	Settlement:	Kirton	Phase two SHLAA sites				
Address	Land to the north-east	Land to the north-east of Woodside Road, Kirton						
Site area (Hectares)	0.39 Site capacity at 30 dph:	12 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning				
Availability	Is the site available	Yes		permissions:				
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 achievab	Yes						
Explanation		sonable prospect that it		costs are likely to be low. If it is umed 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:		8					
Suitability	Is the site suitable?	No						
	adverse impacts upon the north-west, but it is development would ha INFRASTRUCTURE - it was LOCATION - it is accession area. SITE CHARACTERISTICS & is not agricultural lan TRANSPORT - although	he character and appears screened from view from vere few visual impacts. Fill not lead to the loss of, ble to Kirton's existing searcher are no nearby 'bad. However, it is not previservices & facilities are prelopment would create tale.	nnce of the area - long vin most other directions of the most other directions of the most other directions of the most other directions. The most other directions of the most other directio	or heritage assets, & will not have ews of the site are available from by existing buildings, and its as on, existing infrastructure. Cated adjacent to Kirton's built-up te has little intrinsic amenity value, soot & by bicycle, & by public siting access is inadequate to serve				
Classification	Unde	velopable						
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for all	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	Kir012	3	ettlement:	Kirtor	1	Phase two SHLAA sites
Address	Land to the south of Ske	eldyke Ro	oad, Kirton			
Site area (Hectares)	5.52 Site capacity at 30 dph:	166	Site capacity at 25 dph:		e capacity 110 20 dph:	from planning
Availability	Is the site available	?	Yes			permissions:
Explanation	Although there is no pla	nning pe	ermission or all	ocation, there	e are no known leg	al or ownership problems.
Achievability	Is the site achievab	le?	Yes			
Explanation	· ·	igation c	osts are likely)	If it is allocate	ed, there is a reaso	sts are likely to be relatively nable prospect that it would
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:			50 60		
Suitability	Is the site suitable?	•	No			
	layout or by the provision will have adverse impact character and a poor restant of the village's by INFRASTRUCTURE - it was LOCATION - it is located centre, it is separated for facilities as sites on the SITE CHARACTERISTICS is not previously develow existing industrial uses with the site.  TRANSPORT - it will not accessible on foot & by	on of accets upon lationshi uilt-up ar ill not lea ladjacen om it by western the site ped. Fur which ma create o bicycle, ne major the A16).	ess from the so the character a p to the village ea. ad to the loss of t to Kirton's but the A16 which side of the A16 has little intrinthermore, the ay impact on the r exacerbate to by public tra- ity of the village	outh (subject and appearance is built form, of, nor place utilit-up area. A means that it is. Nonetheles asic amenity voite is adjacente amenities the affic problem asport (althouge's services and appearance amenities and affic problem as services and appearance and appearanc	to Highway Author ce of the area - the and would greatly ndue burdens on, e Ithough the site is i t is not as accessibl s, the site is accept value. However, it is at to the allocated it that would be enjoy as, & services & fac- ugh its location on and and facilities are not	existing infrastructure. relatively close to Kirton's e to most services & able in terms of its location. s grade 1 agricultural land, & Kirton Distribution Park and yed by new dwellings on the dilities are potentially the eastern side of the A16 as accessible as from sites
Classification	Unde	velopa	able			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for Danger for Danger for	nost	0 0 0 1	No Depth Im to 0.25m 0.25m to 0.50m 0.50m to 1.0m 0.0m to 2.0m 0.20m

Reference	Kir013	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Horse	eshoe Lane, Kirton		
Site area (Hectares)	4.27 Site capacity at 30 dph:	128 Site capacity at 25 dph:	Site capacity at 20 dph:	85 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no plan	ning permission or alloca	ation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		ation costs are likely). If	it is allocated, there is a	cure costs are likely to be relatively a reasonable prospect that it would r 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:		50 35	
Suitability	Is the site suitable?	No		
	centre, it is separated fro village's services and facil terms of its location.  SITE CHARACTERISTICS - is not previously developenjoyed by any future occas acoustic vents to bedro TRANSPORT - services & (although its location on services and facilities are Authority comments that adoptable estate road & the formation of the neceproperties.	idjacent to Kirton's built- m it by the A16 which m ities as sites on the west the site has little intrinsic ed. Furthermore, the site cupiers - impacts can be coms facing the road facilities are potentially the eastern side of the A not as accessible as fron the access between 32 of footways. However, this essary visibility splays ma	up area. Although the eans that it is not as ac ern side of the A16. Not a menity value. However abuts the A16, which reduced by site layout, accessible on foot & by 16 inevitably means the insides on the western is & 34 Horseshoe Lane is opening is on the inside by require some land from the demonstrated that the	site is relatively close to Kirton's cessible to the majority of the metheless, the site is acceptable in ter, it is grade 1 agricultural land, & may may impact on the amenities house design, bunding/screening bicycle, & by public transport at the majority of the village's side of the A16). The Highway wide enough to accommodate an e of a bend & it would appear that om the frontages of neighbouring the necessary land to provide
Classification	, , ,	elopable		
liourisk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for son Danger for mo		No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m

Reference	Kir014	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the east of Lond	lon Road, Kirton		
Site area (Hectares)	2.03 Site capacity at 30 dph:	61 Site capacity at 25 dph:	51 Site capacity at 20 dph:	41 Site capacity 19 from planning
Availability	Is the site available	? Yes		permissions:
Explanation	B/07/0414 - full planning commencement works.	g permission for the const	ruction of 19 dwellings	is implemented by undertaking
Achievability	Is the site achievab	Yes		
Explanation	(although flood mitigation		anning permission is ou	cure costs are likely to be low atstanding and development is re 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:		12 7	
Suitability	Is the site suitable?	Yes		
	area - residential develo its development has the by the Kirton No. 8, Kirto neighbouring listed build INFRASTRUCTURE - it wi LOCATION - it is accessit SITE CHARACTERISTICS - amenity value, it is not p TRANSPORT - it will not accessible on foot & by i  Despite the issues with 6	pment would have no har potential to have adverse on No. 12 and Kirton, Sutt dings), any such impacts of all not lead to the loss of, role to Kirton's existing send there are no nearby 'bad previously developed land create or exacerbate traff bicycle, & by public transpending and the provious of the provious of the previous of the p	emful effects upon the astempacts on natural and erton and Algarkirk No. and be prevented by carnor place undue burden vices & facilities, & is loneighbour uses. Hower, and is grade 1 agricultic problems, & services port.	ns on, existing infrastructure. cated within Kirton's built-up area. ever, the site has considerable
Classification		opable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a a	Low hazard Low hazard Danger for son Danger for mo 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	Kir015	Settlement:	Kirton	Phase two SHLAA sites				
Address	Land to the west of London	Land to the west of London Road, Kirton						
Site area (Hectares)	4.93 Site capacity at 30 dph:	Site capacity at 25 dph:	123 Site capacity at 20 dph:	99 Site capacity from planning permissions:				
Availability	Is the site available?	Yes		_				
Explanation	Although there is no plann Two owners, but both are			legal or ownership problems.				
Achievability	Is the site achievable	? Yes						
Explanation	high (including flood mitiga	ation and site clearan		e costs are likely to be relatively here is a reasonable prospect pefore 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:		50 49					
Suitability	Is the site suitable?	Yes						
Explanation	ENVIRONMENTAL IMPACT adverse impacts upon the produce environmental be INFRASTRUCTURE - althou allocated as employment I (given the amount of emplelsewhere in Kirton and th LOCATION - it is accessible SITE CHARACTERISTICS - this previously developed lar TRANSPORT - it will not creaccessible on foot & by bic	character and appear character and appear enefits. gh it will not place un and. However, the En loyment land in more e wider area) this site to Kirton's existing so here are no nearby 'band, and is not in agriculate or exacerbate transported.	verse impacts on natural or rance of the area - its redevendue burdens on existing infinity in the properties of the area - its redevendue burdens on existing infinity in the properties of the should not be allocated for ervices & facilities, & is located neighbour' uses, the site altural use.  affic problems, & services &	employment use. ed within Kirton's built-up area. has no intrinsic amenity value, it				
Classification	Develo	pable (11-15)						
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m				

Reference	Kir016	Settlement:	Kirton	Phase two SHLAA sites
Address	31-33 London Road, Kirto	on		
Site area (Hectares)	1.25 Site capacity at 30 dph:	38 Site capacity at 25 dph:	31 Site capacity at 20 dph:	25 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plan	ning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation	(although flood mitigatio developed, although com	n costs are likely). If it is nmencement may be de and the Water Recycling	allocated, there is a rea ayed by the need for in	costs are likely to be relatively low asonable prospect that it would be approvements to the water supply s assumed to begin in year 9, and
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10:		16	
	Delivered in yrs 11-15:		9	
	Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
	produce environmental be INFRASTRUCTURE - altho as employment land. How amount of employment land the wider area) this selections. LOCATION - it is accessible SITE CHARACTERISTICS - is previously developed to	penefits.  ugh it will not place und  wever, the Employment  and in more accessible a  site should not be alloca  le to Kirton's existing set  there are no nearby 'bac  and, and is not in agricu  reate or exacerbate traf  icycle, & by public trans	ue burdens on existing Land Technical Paper (And attractive (to the mated for employment uservices & facilities, & is lost neighbour' uses, the stural use. fic problems, & services port.	infrastructure, the site is allocated Aug 2015) concludes that (given the arket) locations elsewhere in Kirton e. ocated within Kirton's built-up area. ite has no intrinsic amenity value, it is & facilities are potentially
Classification	Develo	pable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for mo 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	Kir018	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the north of Wash	n Road, Kirton		
Site area (Hectares)	1.23 Site capacity at 30 dph:	37 Site capacity at 25 dph:	31 Site capacity at 20 dph:	25 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plant	ning permission or allo	ocation, there are no kn	own legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		ation costs are likely).	If it is allocated, there is	cture costs are likely to be relatively s a reasonable prospect that it would ear 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 1	
Suitability	Is the site suitable?	No		
	possible that any such impossible that any such impound have adverse impathe village's existing built employment uses dominated in the village's existing built employment uses dominated in the semployment land. However, as employment land, and is side of the A16. Nonethel site CHARACTERISTICS - avalue, it is not previously impact on the amenities to TRANSPORT - services are	pacts could be prevents upon the characte form & would product the visual character up hit will not place unvever, the Employments, access issues, lack of attractive (to the med for employment us n Kirton's built-up are not as accessible to the ess, the site is acceptable and is adjained would be enjoyed to potentially accessible de of the A16 means the sites on the western sites on the western sites.	ted by careful layout. Her and appearance of the e an incongruous group r. Indue burdens on existing the Land Technical Paper of market interest to daturarket) locations elsewhele. In Although relatively classes and the majority of the village able in terms of its location agricultural use and cent to allocated and exist by new dwellings. In on foot & by bicycle, & that the majority of the side of the A16)	has only limited intrinsic amenity isting industrial uses, which may by public transport (although its village's services and facilities are
Classification	Undev	elopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a Ba	No hazard Low hazard Danger for s 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	Kir022	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Lond	lon Road, Kirton		
Site area (Hectares)	3.83 Site capacity at 30 dph:	Site capacity at 25 dph:	96 Site capacity at 20 dph:	77 Site capacity from planning permissions:
Availability	Is the site available?	Yes		permissions.
Explanation	Although there is no plan	nning permission or allo	cation, there are no known	egal or ownership problems.
Achievability	Is the site achievable	e? Yes		
Explanation	high (including flood mit	igation and site clearan		costs are likely to be relatively ere is a reasonable prospect pefore year 15).
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 27	
	Delivered in yrs 16-20			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?	Yes		
	produce environmental INFRASTRUCTURE - althouse & is allocated as emponded as emponded as emponded as elemental locations elsewhere in K LOCATION - it is accessibus previously developed locations elsewhere is previously developed locations.	benefits.  Sough it will not place un bloyment land. Howeve a amount of employment irton and the wider area le to Kirton's existing sethere are no nearby 'ba and, and is not in agriculated and is not in agriculated.	due burdens on existing infr r, the Employment Land Tec nt land in more accessible ar a) this site should not be allo rvices & facilities, & is located id neighbour' uses, the site haltural use. Iffic problems, & services & faces	nd attractive (to the market) cated for employment use. ed within Kirton's built-up area. nas no intrinsic amenity value, it
Classification	Devel	opable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for so Danger for m Danger for al	ost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Kir023	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Wil	lington Road, Kirton		
Site area (Hectares)	0.3 Site capacity at 30 dph:	9 Site capacity at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning
Availability	Is the site available	No No		permissions:
Explanation	1 1	e site accommodates Ar hat it intends to dispose	-	plant, and Anglian Water Services
Achievability	Is the site achievab	Yes		
Explanation	relocating Anglian Wate	er Services Ltd. plant). If		costs may be high (costs of reasonable prospect that it would ar 10).
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:		6	
Suitability	Is the site suitable?	? Yes		
Explanation	ENVIRONMENTAL IMPA development would no an acceptable relations visual impacts would be INFRASTRUCTURE - it w LOCATION - it is accessi area. SITE CHARACTERISTICS is previously developed TRANSPORT - services & the site's development  The site is considered to	ACTS - it will not have act have adverse impacts hip to the existing settle acceptable.  vill not lead to the loss of ble to Kirton's existing settle to Kirton's existing settle acceptable.  there are no nearby 'b' land, and is not agricul's facilities are potential would not create or example to be suitable.	dverse impacts on natural upon the character and a sement, it does not have a sement, it does not burde burde services & facilities, & is located neighbour' uses, the stural land.	ppearance of the area - the site has n open countryside character, and one on, existing infrastructure. Ocated adjacent to Kirton's built-up ite has little intrinsic amenity value, bicycle & by public transport, &
Classification	Unde	evelopable		
Flood risk Zon Zon Zon	e 2 e 3a	No hazard Low hazard Danger for s Danger for a	most	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Kir025	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the south of Drainsid	e South, Kirton		
Site area (Hectares)	0.1 Site capacity at 30 dph:	3 Site capacity at 25 dph:	2 Site capacity at 20 dph:	2 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation	Although there is no planning	permission or allocat	ion, there are no known	legal or ownership problems.
Achievability	Is the site achievable?	Yes		
Explanation		sts are likely). If it is al	located, there is a reaso	e costs are likely to be very low nable prospect that it would 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:		2	
Suitability	Is the site suitable?	No		
	of scattered dwellings within INFRASTRUCTURE - it will not LOCATION - although the site means that it is not as access western side of the A16. Non site is not located within or a	verse impacts upon the ge, & its development the countryside. I lead to the loss of, not is relatively close to k lible to the majority of etheless, the site is ac djacent to Kirton's exist e are no nearby 'bad revever, it is not previous ities are potentially ac eastern side of the A10 as accessible as from the or exacerbate traffice.	e character and appearal would intensify the visu or place undue burdens of cirton's centre, it is separathe village's services and ceptable in terms of acceptable in terms of acceptable in terms of acceptable in terms of acceptable under uses, the site usly developed land. Cessible on foot & by bic is inevitably means that the sites on the western sides of problems.	once of the area - the site is al impacts of an existing group on, existing infrastructure. The sated from it by the A16 which difficulties as sites on the east to facilities. However, the has little intrinsic amenity value ycle, & by public transport the majority of the village's
Classification	Undevelo	pable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	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	Kir026	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Wa	sh Road, Kirton		
Site area (Hectares)	0.45 Site capacity at 30 dph:	14 Site capacity at 25 dph:	11 Site capacity at 20 dph:	9 Site capacity from planning permissions:
Availability	Is the site available	Yes		
Explanation	Although there is no pla	anning permission or allo	cation, there are no kno	own legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	although flood mitigation		allocated, there is a rea	cture costs are likely to be very low, sonable prospect that it would be .0).
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:		9	
Suitability	Is the site suitable?	No		
Explanation	ENVIRONMENTAL IMPA development would ha unrelated to any existir isolated and incongruor INFRASTRUCTURE - it w LOCATION - the site is r inaccessible to Kirton's SITE CHARACTERISTICS value. However, it is gra TRANSPORT - services & the eastern side of the as accessible as from si exacerbate traffic prob	ACTS - although it will no we adverse impacts upon g village built-up. It is a vas group of dwellings in trill not lead to the loss of not located within or adjackisting services & facilit - there are no nearby 'baced 1 agricultural land, & facilities are potentially A16 inevitably means that	t have adverse impacts of the character and appervisually exposed site, and the countryside.  If nor place undue burded excent to Kirton's existing ies.  If neighbour' uses, & the is not previously develor accessible on foot & by at the majority of the villof the A16). The site's designalized in the sunlikely to be accessible.	v bicycle (although its location on lage's services and facilities are not evelopment would not create or
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for so Danger for m Danger for al	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	Kir027	Settlement:	Kirton	Phase two SHLAA sites			
Address	Land to the south of Sk	Land to the south of Skeldyke Road, Kirton					
Site area (Hectares)	0.3 Site capacity at 30 dph:	9 Site capacity at 25 dph:	8 Site capacity at 20 dph:	6 Site capacity from planning permissions:			
Availability	Is the site available	Yes Yes		permissions.			
Explanation	Although there is no pla	anning permission or alloca	ation, there are no kno	wn legal or ownership problems.			
Achievability	Is the site achievab	Yes					
Explanation	although flood mitigation		located, there is a reas	ture costs are likely to be low, onable prospect that it would be 0).			
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:		6				
Suitability	Is the site suitable?	No					
Explanation	ENVIRONMENTAL IMPA development would ha unrelated to any existing intensify the visual impa INFRASTRUCTURE - it wa LOCATION - the site is ra Kirton's existing service SITE CHARACTERISTICS & is not agricultural lan TRANSPORT - services & the eastern side of the as accessible as from side exacerbate traffic problems	ACTS - although it will not he adverse impacts upon to go village built-up area. It is acts of an existing isolated will not lead to the loss of, root located within or adjacts & facilities.  - there are no nearby 'badd. However, it is not previous facilities are potentially and 16 inevitably means that	nave adverse impacts of the character and appears a visually exposed site group of dwellings in the place undue burdenent to Kirton's existing neighbour' uses, the sously developed. Indecessible on foot & by the majority of the vill the A16). The site's defunlikely to be accessible	ns on, existing infrastructure. built-up area, & is not accessible to ite has little intrinsic amenity value, bicycle (although its location on age's services and facilities are not velopment would not create or			
Classification	Unde	velopable					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for son Danger for mo 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	Kir029	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Ho	rseshoe Lane, Kirton		
Site area (Hectares)	2.37 Site capacity at 30 dph:	71 Site capacity at 25 dph:	59 Site capacity at 20 dph:	from planning permissions:
Availability	Is the site available	Yes Yes		permissions.
Explanation	Although there is no pla Two owners, but they a		ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	(although flood mitigat		allocated, there is a rea	ture costs are likely to be low asonable prospect that it would be 5).
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 23	
Suitability	Is the site suitable	Yes		
	relatively prominent sit would be acceptable - 1 enclosed by the village' INFRASTRUCTURE - it w LOCATION - it is located centre, it is separated f village's services and faterms of its location.  SITE CHARACTERISTICS and is not previously deamenities enjoyed by a TRANSPORT - it will not accessible on foot & by inevitably means that t on the western side of	e, the impacts of its developed the site does not have an observation of the loss of, and adjacent to Kirton's builting it by the A16 which more it by the A16 which more it by the sites on the western of the site has no intrinsic acceptable. Furthermore, the create or exacerbate trafficients is bicycle, & by public transplacements of the majority of the village's the A16).	opment upon the chara- open countryside charac- nor place undue burder up area. Although the seans that it is not as ac- cern side of the A16. No menity value. However e site is close to the A16 site. fic problems, & services port (although its locations are services and facilities and	or heritage assets. Although it is a acter and appearance of the areacter, as it is almost entirely  as on, existing infrastructure.  site is relatively close to Kirton's cessible to the majority of the onetheless, the site is acceptable in er, it is grade 1 agricultural land, 6, which may may impact on the es & facilities are potentially on on the eastern side of the A16 are not as accessible as from sites te is considered to be suitable.
Classification	Deve	lopable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for sor Danger for mo 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	Kir030	Settlement:	Kirton	Phase two SHLAA sites
Address	Land off Meeres Lane a	nd London Road, Kirton		
Site area (Hectares)	6.88 Site capacity at 30 dph:	206 Site capacity at 25 dph:	172 Site capacity at 20 dph:	138 Site capacity from planning permissions:
Availability	Is the site available	Yes		permissions.
Explanation	Although there is no pla Two owners, but they a		ation, there are no know	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	low (although flood mit		it is allocated, there is a	ure costs are likely to be relatively a reasonable prospect that it would r 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:		50 88	
Suitability	Is the site suitable	No No		
Explanation	ENVIRONMENTAL IMPA development would ha development would ex of open countryside. Its allocation would increa further harm the area's INFRASTRUCTURE - it w LOCATION - it is relative Kirton's built-up area. SITE CHARACTERISTICS uses. However, the site TRANSPORT - it will not accessible on foot & by	ACTS - although it will not leave adverse impacts upon to tend the village's built-up as western boundary is not expense for further device that the loss of, rely accessible to Kirton's expense of the site has little intrinsical is not previously developed.	nave adverse impacts on the character and appearea 250 further south- defined by a strong 'nat velopment both to its w nor place undue burden kisting services & facilities amenity value & there ed, and is grade 1 agricus fic problems, & services port.	seeks to be developed in Kirton. In natural or heritage assets, its Irance of the area - the site's Iwest into a visually prominent area Iveral' feature, and it is likely that its Irest and south, which would Its on, existing infrastructure. Its es, & is located adjacent to Iran are no nearby 'bad neighbour' Illural land. Its facilities are potentially
Classification	Unde	evelopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3b	a	No hazard Low hazard Danger for sor Danger for mo 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	Kir032	Settlement:	Kirton	Phase two SHLAA sites				
Address	(HRI) Kirton Business Pa	(HRI) Kirton Business Park, Willington Road, Kirton						
Site area (Hectares)	4.15 Site capacity at 30 dph:	125 Site capacity at 25 dph:	104 Site capacity at 20 dph:	83 Site capacity from planning permissions:				
Availability	Is the site available	Yes		permissions.				
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	wn legal or ownership problems.				
Achievability	Is the site achievab	Yes						
Explanation	moderate (including flo	od mitigation and site cl	earance costs). If it is allo	cture costs are also likely to be ocated, there is a reasonable e completed before year 15).				
Assumed delivery rate	Delivered in yrs 1-5:							
	Delivered in yrs 6-10: Delivered in yrs 11-15:		50 33					
	Delivered in yrs 16-20		33					
	Delivered in yrs 21-25:							
Suitability	Is the site suitable?	No						
	would create a large, in existing pattern of settl INFRASTRUCTURE - althemployment land. The economic impacts. LOCATION - it is less act to Kirton's built-up area SITE CHARACTERISTICS is not agricultural land, TRANSPORT - although potentially accessible or	congruous group of dwe ement. Hough it will not place ur site is of a strategic scale cessible to Kirton's existing there are no nearby 'book as previously developed it will not create or exact not & by bicycle, the strategic scale.	ellings in the open countradue burdens on existing e & its loss to another useing services & facilities, & ad neighbour' uses, the sed.	area - the site's development ryside, with no relationship to the infrastructure, the site is in use as e would potentially have adverse is not located within or adjacent ite has no intrinsic amenity value, it & services & facilities are ssible by public transport.  and infrastructure issues.				
Classification  Zone 2 Zone 3 Zone 3	1. 2 3a	No hazard Low hazard Danger for s 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	Kir033	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Lor	ndon Road, Kirton		
Site area (Hectares)	4.21 Site capacity at 30 dph:	126 Site capacity at 25 dph:	Site capacity at 20 dph:	Site capacity from planning permissions:
Availability	is the site available	Yes		
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.
Achievability	Is the site achieval	Yes Yes		
Explanation	low (although flood mi	tigation costs are likely).		cture costs are likely to be relatively a reasonable prospect that it would ar 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:		50 34	
Suitability	Is the site suitable	? Yes		
	upon the character and undeveloped frontage appearance, which wor village's built-up area of Kirton Drain) on the rel INFRASTRUCTURE - it was LOCATION - it is access area.  SITE CHARACTERISTICS is not previously developmay impact on the amount of the potential disturbal TRANSPORT - it will not accessible on foot & by	d appearance of the area & development would huld inevitably be greatly on three sides and is continuous and is continuo	will be acceptable - from ave little impact. From the changed by development ained by strong physical f, nor place undue burde ervices & facilities, & is lessic amenity value. Howe lijoins allocated employmenture occupiers of the site mitgated.  affic problems, & service asport.	I or heritage assets, & its impacts in the east, it has a relatively small he west, the site has a countryside it, but the site is contained by the features (Woodside Road and ens on, existing infrastructure. ocated adjacent to Kirton's built-up ever, it is grade 1 agricultural land, & ment land to the north (which may e), it is a large site and it is likely es & facilities are potentially the site is considered to be suitable.
Classification	Deve	lopable (11-15)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	ga e e e e e e e e e e e e e e e e e e e	No hazard Low hazard Danger for s Danger for r Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Kir034	Settleme	nt: K	irton	Phase two SHLAA sites
Address	Land to the east of Woo	odside Road, Kirto	on		
Site area (Hectares)	2.05 Site capacity at 30 dph:	61 Site cap at 25 dp	-	Site capacity at 20 dph:	41 Site capacity from planning permissions:
Availability	Is the site available	? Ye	es		permissions.
Explanation	Although there is no pla	anning permissior	or allocation,	there are no known l	egal or ownership problems.
Achievability	Is the site achievab	le?	es		
Explanation	high (including likely flo	od mitigation cos rmission B/15/03	ts). If it is alloca 91 would need	ated, there is a reaso to be implemented I	costs are likely to be relatively nable prospect that it would be pefore this site could 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:		32 9		
Suitability	Is the site suitable?	Ye	es		
Explanation	ENVIRONMENTAL IMPA developed together wit of the area. INFRASTRUCTURE - it w LOCATION - it is accessi area. SITE CHARACTERISTICS uses - land to the south outstanding for its resid developed land. TRANSPORT - services & would not create or exa Despite the issues with	ACTS - it will not he has site Kir015, it will not lead to the ble to Kirton's exite has little (which was form lential redevelops of facilities are potectable traffic prosite characteristics.	ave adverse im vill not have ad loss of, nor pla sting services & e intrinsic amer ally in employn ment. However centially accessi oblems - the si cs, the site is co	apacts on natural or heverse impacts upon to everse impacts upon to everse impacts upon to everse impacts of the everse impacts and there are the everse in	he character and appearance  n, existing infrastructure. ed adjacent to Kirton's built-up  are no nearby 'bad neighbour' en cleared and permission is ural land & is not previously  cle, and the site's development
Classification	Deve	lopable (16-2	20)		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	Dange			No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Kir035	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the east of Willi	ngton Road, Kirton		
Site area (Hectares)	0.39 Site capacity at 30 dph:	12 Site capacity at 25 dph:	10 Site capacity at 20 dph:	8 Site capacity from planning
Availability	Is the site available	? Yes		permissions:
Explanation	Although there is no pla	nning permission or alloc	ation, there are no kno	wn legal or ownership problems.
Achievability	Is the site achievab	Yes		
Explanation	moderate (including site	e clearance and flood mit	igation costs). If it is all	eture costs are also likely to be ocated, there is a reasonable completed before year 10).
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:		8	
Suitability	Is the site suitable?	No		
	heritage assets, & would largely hidden from publishers alth development would leapitch.  LOCATION - it is accessiful the control of the cont	d not have adverse impace of lic view.  ough it will not place und d to the loss of open space of the loss of th	ts upon the character a ue burdens on existing re/green infrastructure vices & facilities, & is lo d neighbour' uses, the s uped land.	ind appearance of the area - it is infrastructure, the site's - a floodlit, hard-surfaced football ocated within Kirton's built-up area. ite has little intrinsic amenity value, bicycle, & the site's development
Classification	Unde	velopable		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	la	No hazard Low hazard Danger for so Danger for mo 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	Kir036	Settlement:	Kirton	Phase two SHLAA sites				
Address	Land to the north of Craven Avenue, Kirton							
Site area (Hectares)	3.84 Site capacity at 30 dph:	Site capacity at 25 dph:	96 Site capacity at 20 dph:	77 Site capacity from planning permissions:				
Availability	Is the site available	? Yes		permissions.				
Explanation				eir land is available for development. lown legal or ownership problems.				
Achievability	Is the site achievab	le? Yes						
Explanation		od mitigation costs). If it	is allocated, there is a	ucture costs are also likely to be reasonable prospect that it would be 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:		50 27					
Suitability	Is the site suitable?	Yes						
	on almost all sides, & its INFRASTRUCTURE - will LOCATION - it is located centre, it is separated fr village's services and facterms of its location.  SITE CHARACTERISTICS is not previously develoenjoyed by any future obunding/screening and TRANSPORT - services & (although its location or services and facilities ar Authority comments the on this site. There is a fruither required junction visits.	s development would ha not lead to the loss of, r adjacent to Kirton's bui om it by the A16 which cilities as sites on the we the site has little intrin- ped. Furthermore, the s ccupiers of the site - impacoustic vents to bedroo facilities are potentiall on the eastern side of the enot as accessible as from the carriageway of Ho contage footway & the restility splays to be formed	ive little visual impact. nor place undue burder lt-up area. Although the means that it is not as a stern side of the A16. It is amenity value. How ite abuts the A16, whice pacts can be reduced by many accessible on foot & It is a factor of the western or seshoe Lane is suitable oad has street lighting.	este is enclosed by village uses as on, infrastructure. e site is relatively close to Kirton's accessible to the majority of the Nonetheless, the site is acceptable in ever, it is grade 1 agricultural land, & h may may impact on the amenities y site layout, house design, by bicycle, & by public transport that the majority of the village's a side of the A16). The Highway e to serve residential development The site has sufficient frontage for the A16 would not be acceptable.  site is considered to be suitable.				
Classification	Deve	opable (11-15)						
Zone Zone Zone Zone Zone Zone Zone Zone	2 3a	No hazard Low hazard Danger for so Danger for n Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m				

Reference	Kir037	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Londo	on Road, Kirton		
Site area (Hectares)	16.74 Site capacity at 30 dph:	502 Site capacity at 25 dph:	418 Site capacity at 20 dph:	335 Site capacity from planning
Availability	Is the site available?	Yes		permissions:
Explanation				d is available for development. wn legal or ownership problems.
Achievability	Is the site achievable	Yes		
Explanation		l mitigation costs are l	ikely). If it is allocated, th	cture costs are also likely to be nere is a reasonable prospect that it sfore year 20).
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:		50 250 35	
Suitability	Is the site suitable?	Yes		
	inevitably be greatly chan two sides and is contained the remaining sides. The sidevelopment proposal shipstoric townscape & in particular in the side in particular in the side is greatly of the site is greatly of the site is greatly of the site is greatly of the side is gre	ged by development, d by strong physical feste abuts the High St fould be informed by a articular how it would not lead to the loss of Kirton's existing service as little intrinsic americalities are potentiallients that application I are Mani-Firs/Exotic Faster Hane or Woodsides	but the site is contained atures (Woodside Road/frontage, which is the key Heritage Impact Assessi preserve & enhance the f, nor place undue burde ces, & located adjacent thity value, & there are no litural land. Y accessible on foot & by nas already been made form Produce site, which pievable where this site he Rd would not be accep	ns on, infrastructure.
Classification	Develo	pable (16-20)		
z Z	one 1 one 2 one 3a one3b	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m

Reference	Kir038	Settlement:	Kirton	Phase two SHLAA sites
Address	Land to the west of Lo	ndon Road, Kirton		
Site area (Hectares)	0.57 Site capacity at 30 dph:	17 Site capacity at 25 dph:	Site capacity at 20 dph:	11 Site capacity from planning
Availability	Is the site availabl	e? Yes		permissions:
Explanation	Although there is no p	lanning permission or alloo	ation, there are no knov	wn legal or ownership problems.
Achievability	Is the site achieva	ble? Yes		
Explanation	moderate (including fl	ood mitigation and costs f	or the clearance of the d	ture costs are also likely to be welling). If it is allocated, there is a ar 7, and be completed before year
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		11	
Suitability	Is the site suitable	? Yes		
	west, the site is seen in INFRASTRUCTURE - it was LOCATION - it is access area.  SITE CHARACTERISTICS uses. Although it is not TRANSPORT - it will not accessible on foot & brown to the second of the	n the context of surrounding will not lead to the loss of, sible to Kirton's existing sets.  5 - the site has little intrins agricultural land, the majust create or exacerbate tray bicycle, & by public trans	ng development & does nor place undue burden vices & facilities, & is lo c amenity value, and the prity of the site is not prific problems, & services port.	ough it is visible from the south and not have a countryside character. It is on, existing infrastructure. It is cated adjacent to Kirton's built-up ere are no nearby 'bad' neighbour eviously-developed.  & facilities are potentially ere site is considered to be suitable.
Classification	Deve	elopable (06-10)		
	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for so Danger for m Danger for all		No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m

Reference	Kir039	Settlement:	Kirton	Phase two SHLAA sites				
Address	Land to the north of Meeres Lane & west of Manor Road, Kirton							
Site area (Hectares)	5.4 Site capacity at 30 dph:	Site capacity at 25 dph:	135 Site capacity at 20 dph:	108 Site capacity from planning permissions:				
Availability	is the site available	Yes						
Explanation	Although there is no pla	anning permission or all	ocation, there are no kn	own legal or ownership problems.				
Achievability	Is the site achieval	Yes						
Explanation	high (including flood m		nce costs). If it is allocate	ecture costs are likely to be relatively ed, there is a reasonable prospect eted 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:		50 58					
Suitability	Is the site suitable	? No						
	village, would extend the features to the north an INFRASTRUCTURE - althewas last in use for emptherefore lead to the losite (ref. KIE002) should LOCATION - it is accessibuilt-up area.  SITE CHARACTERISTICS uses. It is previously-de TRANSPORT - it will not accessible on foot & by	the built-up area rather to and west. Though its development we loyment purposes & the sess of employment land. If the safeguarded as a Spaible to Kirton's existing seconds.	han consolidate it, and in will not place undue bure majority was allocated. The Employment Land pecific Occupier Site in the ervices & facilities, & is a sic amenity value, and the gricultural land. The arrows are problems, & services and the services of the services are problems, and the services are problems, & services are problems.	of the area - it is peripheral to the s not contained by strong physical dens on existing infrastructure, it as such - its development would Technical Paper concluded that the ne draft Local Plan for B-Uses. located within or adjacent to Kirton's there are no nearby 'bad' neighbour es & facilities are potentially				
Classification  Flood risk  Zone Zone Zone	2 1 2 2	No hazard Low hazard Danger for s Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m				
				>2.0m				

Reference	Kir040		Settlement:	Kirton	Phase two SHLAA sites
Address	Ripe Now Ltd., Skeldyke	Road,	Kirton		
Site area (Hectares)	1.2 Site capacity at 30 dph:	36	Site capacity at 25 dph:	30 Site capacity at 20 dph:	Site capacity from planning
Availability	Is the site available	?	Yes		permissions:
Explanation	Although there is no pla legal or ownership prob		ermission or allo	ocation and the premise	s appear in use, there are no known
Achievability	Is the site achievab	le?	Yes		
Explanation	high (including flood mit	igation	and site clearar	nce costs). Nonetheless,	cture costs are likely to be relatively if it is allocated, there is a ear 8, and be completed before year
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	
Suitability	Is the site suitable?		No		
	residential redevelopme the existing village, and the countryside. INFRASTRUCTURE - alth currently in use for emp Technical Paper (Januar an alternative use would LOCATION - the site is n Kirton's services than m SITE CHARACTERISTICS - uses. It is previously-dev	ont wordits developed its deve	uld harm the cha elopment would s development v at purposes (thou does not includ ave adverse econ ted within or adj ernative sites. e has little intrin I land, & is not ag eate or exacerba & by public tran	aracter and appearance of create an incongruous avill not place undue burdugh not allocated as such e this site, and consequenomic impacts. acent to Kirton's existing sic amenity value, and the gricultural land. ate traffic problems, & sonsport.	on natural or heritage assets, its of the area - the site is unrelated to and isolated group of dwellings in dens on existing infrastructure, it is h). However, the Employment Land ently it is considered that its loss to g built-up area, & is less accessible to here are no nearby 'bad' neighbour ervices & facilities are potentially
Classification	Unde	velop	able		
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a		No hazard Low hazard Danger for s Danger for r 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	Kir041	Settlement:	Kirton	Phase two SHLAA sites			
Address	Land to the west of London Road, Kirton						
Site area (Hectares)	5.1 Site capacity at 30 dph:	Site capacity at 25 dph:	127 Site capacity at 20 dph:	102 Site capacity from planning permissions:			
Availability	Is the site available	Yes Yes		permissions.			
Explanation	Although the site is in the are no known legal or o	·	and there is no planning	g permission or allocation, there			
Achievability	Is the site achievab	Yes					
Explanation	moderate (although flo would be developed, al	od mitigation costs are lik though commencement m rage networks and the Wa	ely). If it is allocated, the nay be delayed by the ne	eure costs are also likely to be ere is a reasonable prospect that it eed for improvements to the evelopment is assumed to begin in			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20		25 77				
Suitability	Delivered in yrs 21-25:  Is the site suitable?	Yes					
Explanation		vellings sought to be deve					
	appearance of the area by strong physical feature frontage, which is the kenderitage Impact Assess preserve & enhance the INFRASTRUCTURE - it wellocation - accessible SITE CHARACTERISTICS majority of the site is grands and the strong through the site is grands and the strong woodside Rd would not be pite the issues with	ares (Woodside Road/Kirto ey thoroughfare in the CA ment, to address impacts of e CA. will not lead to the loss of, a to Kirton's existing service. - has little intrinsic amenit reenfield, grade 1 agricultur & facilities are potentially a ments that access will be t be acceptable, but pedes environmental impacts, the	ontained by the village's on Drain) on the remaining. Any development proportion the historic townscapers, & located adjacent to y value, & there are not ural land. Accessible on foot & by backlevable onto London strian/cycle access would be Drain Drai	built-up area on three sides and ing side. The site abuts the High St posal should be informed by a poe & in particular how it would so on, infrastructure.  Kirton's built-up area.  nearby 'bad' neighbour uses. The bicycle, & by public transport. The a Rd. Vehicular access from d be desirable.			
Classification	Deve	lopable (11-15)					
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3k	a	No hazard Low hazard Danger for sor Danger for mo 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			