



<b>Reference</b>	<b>Fra001</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Middlegate Road, Kirton			
<b>Site area (Hectares)</b>	2.01 <b>Site capacity at 30 dph:</b>	60 <b>Site capacity at 25 dph:</b>	50 <b>Site capacity at 20 dph:</b>	40 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 16 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - 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's relationship with the village's existing built form is poor, and its development would result in an incongruous ribbon of 'tandem' development.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fra002</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Middlegate Road, Kirton			
<b>Site area (Hectares)</b>	0.36 <b>Site capacity at 30 dph:</b>	11 <b>Site capacity at 25 dph:</b>	9 <b>Site capacity at 20 dph:</b>	7 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		7	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value, &amp; there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fra003</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Middlegate Road, Kirton			
<b>Site area (Hectares)</b>	0.52 <b>Site capacity at 30 dph:</b>	16 <b>Site capacity at 25 dph:</b>	13 <b>Site capacity at 20 dph:</b>	10 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		10	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it would create ribbon development which would (in relation to the number of dwellings it would deliver) increase the visual impact and perceived extent of the village's built-up area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, &amp; 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, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Fra004</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the north of Middlegate Road, Kirton								
<b>Site area (Hectares)</b>	19.52	<b>Site capacity at 30 dph:</b>	586	<b>Site capacity at 25 dph:</b>	488	<b>Site capacity at 20 dph:</b>	390	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b> <input type="text" value="Yes"/>								
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b> <input type="text" value="Yes"/>								
<b>Explanation</b>	Moderate achievability. Values are relatively high, but opening-up infrastructure costs are also likely to be relatively high (including flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 20).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 250 <b>Delivered in yrs 16-20:</b> 90 <b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="text" value="No"/>								
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton. But would potentially deliver nearly 80% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.</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's development would greatly increase the visual impact and perceived extent of the village's built-up area, and undermine the village's open setting. Furthermore, the site is of an 'urban extension' scale, and would be unlikely to assimilate successfully with Kirton's village character.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value. However, it is grade 1 agricultural land, and is not previously developed. Although it abuts the A16 (which may may impact on the amenities enjoyed by any future occupiers of the site), it is a large site and it is likely that potential noise problems could be successfully mitigated. However, the site's northern boundary is just over 250 metres from a Sewage Treatment Works, which may impact upon the amenities that would be enjoyed by the occupiers of any dwellings.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport</p> <p>Unsuitable, due to adverse environmental impacts, and potential 'bad neighbour' impacts.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	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						

<b>Reference</b>	<b>Fra005</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Middlegate Road, Kirton			
<b>Site area (Hectares)</b>	2.44 <b>Site capacity at 30 dph:</b>	73 <b>Site capacity at 25 dph:</b>	61 <b>Site capacity at 20 dph:</b>	49 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate (including flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 25 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>In scale with the 514 dwellings sought to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - No adverse impacts on heritage assets, but may impact upon natural assets (it may be linked to the Wash SPA, in that Pink Footed Geese have been known to forage in this location). Impacts on the area's character would be acceptable - it does not have an open countryside character, as it is enclosed on two sides by the village's existing built-up area.</p> <p>INFRASTRUCTURE - will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p>LOCATION - it is located adjacent to Kirton's built-up area. Although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to most services &amp; facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of its location.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value. However, it is grade 1 agricultural land, and is not previously developed. Furthermore, the site abuts the A16, which may impact on amenities - impacts can be reduced by site layout, house design, bunding/screening and acoustic vents to bedrooms facing the road</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 means that most services &amp; facilities are not as accessible as from sites on the western side of the A16). The Highway Authority comments that access onto the A16 would not be acceptable, but that the carriageway of Middlegate Rd is suitable to serve the site, &amp; that there is an existing frontage footway &amp; street lighting. The site's frontage to the highway is large enough for suitable visibility splays to be achieved, though some frontage trees may need to be removed.</p> <p>Despite the issues with location, site characteristics, and transport, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fra009</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>
<b>Address</b>	Land to the south of Middlegate Road (East), Kirton				
<b>Site area (Hectares)</b>	0.33	<b>Site capacity at 30 dph:</b>	10	<b>Site capacity at 25 dph:</b>	8
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes			<b>Site capacity at 20 dph:</b>
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes			<b>Site capacity from planning permissions:</b>
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).				
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>				
	<b>Delivered in yrs 6-10:</b>	7			
	<b>Delivered in yrs 11-15:</b>				
	<b>Delivered in yrs 16-20:</b>				
	<b>Delivered in yrs 21-25:</b>				
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets. However, its development has the potential to have adverse impacts on natural assets (trees protected by the Kirton and Frampton Tree Preservation Order No. 1), &amp; it is unlikely that any such impacts could be prevented by careful layout because of the density of protected trees on the site. Furthermore, its development would have adverse impacts upon the character and appearance of the area - it would greatly increase the visual impact and perceived extent of the village's built-up area, extending intensive development into an area with a semi-rural character.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - Although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to the majority of the village's services and facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in these terms. However, it is located with or adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses. However, the site has considerable amenity value, it is grade 1 agricultural land, and is not previously developed.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the town's services and facilities are not as accessible as from sites on the western side of the A16).</p> <p>Unsuitable, due to adverse environmental impacts &amp; site characteristics.</p>				
<b>Classification</b>	<b>Undevelopable</b>				
<b>Flood risk</b>	Zone 1	No hazard	No Depth		
	Zone 2	Low hazard	0m to 0.25m		
	Zone 3a	Danger for some	0.25m to 0.50m		
	Zone 3b	Danger for most	0.50m to 1.0m		
		Danger for all	1.0m to 2.0m		
			>2.0m		

<b>Reference</b>	<b>Fra010</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the east of London Road, Frampton								
<b>Site area (Hectares)</b>	19.73	<b>Site capacity at 30 dph:</b>	592	<b>Site capacity at 25 dph:</b>	493	<b>Site capacity at 20 dph:</b>	395	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are relatively high, but opening-up infrastructure costs are also likely to be relatively high (including flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 10, and be completed before year 20).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		250						
	<b>Delivered in yrs 16-20:</b>		95						
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton. But would potentially deliver nearly 80% of the village's requirements in a single site. Any unforeseen problems with delivery would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on heritage assets and, although its development has the potential to have adverse impacts on natural assets (trees protected by the FramptonTree Preservation Order No. 1), it is likely that any such impacts could be prevented by careful layout. However, its development would have adverse impacts upon the character and appearance of the area - it is a visually exposed site and its development would create a large, isolated and incongruous group of dwellings in the countryside, &amp; would undermine the physical separation of Wyberton and Kirton.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - although it is relatively accessible to Kirton's existing services &amp; facilities, it is not located within or adjacent to Kirton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value. However, it is grade 1 agricultural land, and is not previously developed. Furthermore, the site's eastern boundary approaches with 50 metres of a Sewage Treatment Works, which will impact upon the amenities that would be enjoyed by the occupiers of any dwellings.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport</p> <p>Unsuitable, due to adverse environmental impacts, and poor location &amp; site characteristics.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				



<b>Reference</b>	<b>Fra011</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Coupledyeke Lane, Kirton			
<b>Site area (Hectares)</b>	0.69 <b>Site capacity at 30 dph:</b>	21 <b>Site capacity at 25 dph:</b>	17 <b>Site capacity at 20 dph:</b>	14 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 2 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets. Although its development has the potential to have adverse impacts on natural assets (trees protected by the Kirton and FramptonTree Preservation Order No. 1), it is possible that any such impacts could be prevented by careful layout. However, its development would have adverse impacts upon the character and appearance of the area - it would create an isolated and incongruous group of dwellings in the countryside.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to the majority of the village's services and facilities as sites on the western side of the A16. Nonetheless, in these terms, the site is acceptable. However, it is not located within or adjacent to Kirton's existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses. However, the site the site has some amenity value, is grade 1 agricultural land, and is not previously developed.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the town's services and facilities are not as accessible as from sites on the western side of the A16).</p> <p>Unsuitable, due to adverse environmental impacts, poor location and site characteristics.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Fra023</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Middlegate Road, Kirton			
<b>Site area (Hectares)</b>	0.15 <b>Site capacity at 30 dph:</b>	4 <b>Site capacity at 25 dph:</b>	4 <b>Site capacity at 20 dph:</b>	3 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		3	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - the site is effectively invisible from all public vantage points.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - Although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to the majority of the village's services and facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of accessibility. However, it is not located within or adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has little amenity value, &amp; is not agricultural land. However, it is not previously developed land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the town's services and facilities are not as accessible as from sites on the western side of the A16).</p> <p>Unsuitable, due to poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Fra024</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Middlegate Road, Kirton			
<b>Site area (Hectares)</b>	9.82 <b>Site capacity at 30 dph:</b>	295 <b>Site capacity at 25 dph:</b>	246 <b>Site capacity at 20 dph:</b>	196 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	Outline planning permission (ref. B/16/0380) is outstanding for the development of up to 215 dwellings.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Moderate achievability. Values are relatively high, and opening-up infrastructure costs are likely to be moderate (including flood mitigation costs). 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 20).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		125	
	<b>Delivered in yrs 16-20:</b>		40	
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	Yes		
<b>Explanation</b>	<p>In scale with the 514 dwellings sought to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on heritage assets, but may impact upon natural assets (it may be linked to the Wash SPA, in that Pink Footed Geese have been known to forage in this location). Although it is a large and visually prominent site, the impacts of its development upon the character and appearance of the area would also be broadly acceptable, given that it would extend development on the western side of the A16 to the same point as it currently extends on the eastern side.</p> <p>INFRASTRUCTURE - will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p>LOCATION - accessible to Kirton's existing services, &amp; is located adjacent to the built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value. However, it is grade 1 agricultural land, and is not previously developed. Although it abuts the A16 (which may impact on the amenities enjoyed by any future occupiers of the site), it is a large site and it is likely that potential noise problems could be successfully mitigated by site layout, house design, bunding/screening and acoustic vents to bedrooms facing the road. The site is also relatively close to a Sewage Treatment Works (approximately 450m at worst), and the STW may impact upon the amenities that would be enjoyed by the occupiers of any dwellings on the site.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that direct access onto the A16 would not be acceptable, but the carriageway of Middlegate Rd is suitable to serve the site, including a frontage footway and street lighting. A suitable access could be formed in several locations, but a junction on the part of the frontage closest to the A16 junction would not be advisable.</p> <p>Despite the issues with site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (16-20)</b>			
<b>Flood risk</b>	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

<b>Reference</b>	<b>Kir001</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>
<b>Address</b>	Land to the south of West End Road, Kirton				
<b>Site area (Hectares)</b>	2.38	<b>Site capacity at 30 dph:</b>	71	<b>Site capacity at 25 dph:</b>	60
				<b>Site capacity at 20 dph:</b>	48
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).				
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 24 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>				
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets and, although its development has the potential to have adverse impacts on natural assets (trees protected by the Kirton and Frampton Tree Preservation Order No. 2), it is likely that any such impacts could be prevented by careful layout. However, its development would have adverse impacts upon the character and appearance of the area - its development would greatly increase the perceived extent of the village's built-up area, &amp; would undermine the physical separation of Kirton and Frampton West.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is relatively accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - it is not agricultural land and there are no nearby 'bad neighbour' uses. However, the majority of the site is not previously developed, and the site has considerable amenity value.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport</p> <p>Unsuitable, due to site characteristics and adverse environmental impacts.</p>				
<b>Classification</b>	<b>Undevelopable</b>				
<b>Flood risk</b>	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		

<b>Reference</b>	<b>Kir002</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Church Lane, Kirton			
<b>Site area (Hectares)</b>	2.59 <b>Site capacity at 30 dph:</b>	78 <b>Site capacity at 25 dph:</b>	65 <b>Site capacity at 20 dph:</b>	52 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high (including likely flood mitigation costs and significant highway improvements). 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		2	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - 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 has an open countryside character, its relationship to the existing settlement is poor, and it would greatly increase the perceived extent of the village's built-up area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is relatively accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - although services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, the site's development would create traffic problems, as Church Lane is unsuitable to accommodate the traffic that would be generated.</p> <p>Unsuitable, due to adverse environmental impacts &amp; transport problems.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Kir003</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Church Lane, Kirton			
<b>Site area (Hectares)</b>	4.38 <b>Site capacity at 30 dph:</b>	131 <b>Site capacity at 25 dph:</b>	110 <b>Site capacity at 20 dph:</b>	88 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high (including likely flood mitigation costs and significant highway improvements). Nonetheless, 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		38	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets and, provided it is developed in conjunction with sites Kir015, Kir016 and Kir034, it would not have adverse impacts upon the character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is relatively accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport. Provided it is developed in conjunction with sites Kir015, Kir016 and Kir034, the site's development would not create traffic problems.</p> <p>This site would be unsuitable (due to adverse environmental impacts &amp; transport problems) if considered in isolation but, provided it is developed in conjunction with sites Kir015, Kir016 and Kir034, it would be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

<b>Reference</b>	<b>Kir004</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Boston Road, Kirton			
<b>Site area (Hectares)</b>	0.52 <b>Site capacity at 30 dph:</b>	16 <b>Site capacity at 25 dph:</b>	13 <b>Site capacity at 20 dph:</b>	10 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Outline planning permission (ref. B/14/0094) is outstanding for the development of 140 dwellings on the larger site of which this is part, & there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). Planning permission is outstanding, and there is a reasonable prospect that development will soon begin (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		10	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets. Although its development has the potential to have adverse impacts on natural assets (trees protected by the Kirton and Frampton Tree Preservation Order No. 2), it is likely that any such impacts could be prevented by careful layout. However, its development would have adverse impacts upon the character and appearance of the area - it would create ribbon development which would (in relation to the number of dwellings it would deliver) unacceptably increase the visual impact and perceived extent of the town's built-up area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir005</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Boston Road, Kirton			
<b>Site area (Hectares)</b>	3.54 <b>Site capacity at 30 dph:</b>	106 <b>Site capacity at 25 dph:</b>	88 <b>Site capacity at 20 dph:</b>	71 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Outline planning permission (ref. B/14/0094) is outstanding for the development of 140 dwellings on the larger site of which this is part, & there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). Planning permission is outstanding, and there is a reasonable prospect that development will soon begin (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		71	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets. Although its development has the potential to have adverse impacts on natural assets (trees protected by the Kirton and Frampton Tree Preservation Order No. 2), it is likely that any such impacts could be prevented by careful layout. However, its development would have adverse impacts upon the character and appearance of the area - the site's relationship to the town's built form is poor, and it would create an incongruous form of development.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	



<b>Reference</b>	<b>Kir006</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Boston Road, Kirton			
<b>Site area (Hectares)</b>	2.65 <b>Site capacity at 30 dph:</b>	80 <b>Site capacity at 25 dph:</b>	66 <b>Site capacity at 20 dph:</b>	53 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Outline planning permission (ref. B/14/0094) is outstanding for the development of 140 dwellings on the larger site of which this is part, & there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). Planning permission is outstanding, and there is a reasonable prospect that development will soon begin (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		53	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets, &amp; will not have adverse impacts upon the character and appearance of the area - the site does not have an open countryside character, and its relationship to the existing village is acceptable. Although its development has the potential to have adverse impacts on natural assets (trees protected by the Kirton and Frampton Tree Preservation Order No. 2), it is likely that any such impacts could be prevented by careful layout.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	Zone 1	No hazard	No Depth	
	Zone 2	Low hazard	0m to 0.25m	
	Zone 3a	Danger for some	0.25m to 0.50m	
	Zone 3b	Danger for most	0.50m to 1.0m	
		Danger for all	1.0m to 2.0m	
			>2.0m	

<b>Reference</b>	<b>Kir007</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the west of Boston Road, Kirton								
<b>Site area (Hectares)</b>	6.3	<b>Site capacity at 30 dph:</b>	189	<b>Site capacity at 25 dph:</b>	158	<b>Site capacity at 20 dph:</b>	126	<b>Site capacity from planning permissions:</b>	140
<b>Availability</b>	<b>Is the site available?</b>				<b>Yes</b>				
<b>Explanation</b>	Outline planning permission (ref. B/14/0094) is outstanding for the development of 140 dwellings on the site.								
<b>Achievability</b>	<b>Is the site achievable?</b>				<b>Yes</b>				
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). Planning permission is outstanding, and there is a reasonable prospect that development will soon begin (assumed to begin in year 7, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		100						
	<b>Delivered in yrs 11-15:</b>		40						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>				<b>Yes</b>				
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets, &amp; will not have adverse impacts upon the character and appearance of the area - the site does not have an open countryside character, and its relationship to the existing village is acceptable. Although its development has the potential to have adverse impacts on natural assets (trees protected by the Kirton and Frampton Tree Preservation Order No. 2), it is likely that any such impacts could be prevented by careful layout.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

<b>Reference</b>	<b>Kir008</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Horseshoe Lane, Kirton			
<b>Site area (Hectares)</b>	6.45 <b>Site capacity at 30 dph:</b>	194 <b>Site capacity at 25 dph:</b>	161 <b>Site capacity at 20 dph:</b>	129 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	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.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		79	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - 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 has an open countryside character, its relationship to the existing settlement is poor, and its development would greatly increase the perceived extent of the village's built-up area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is located adjacent to Kirton's built-up area. Although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to the majority of the village's services and facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of its location.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value. However, it is not previously developed land, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16).</p> <p>Unsuitable, due to adverse environmental impacts.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Kir009</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the south of London Road, Kirton								
<b>Site area (Hectares)</b>	1.6	<b>Site capacity at 30 dph:</b>	48	<b>Site capacity at 25 dph:</b>	40	<b>Site capacity at 20 dph:</b>	32	<b>Site capacity from planning permissions:</b>	26
<b>Availability</b>	<b>Is the site available?</b>				<b>Yes</b>				
<b>Explanation</b>	Reserved Matters is outstanding for the erection of 26 dwellings (reference B/16/0457).								
<b>Achievability</b>	<b>Is the site achievable?</b>				<b>Yes</b>				
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). Outline planning permission is outstanding for the construction of 16 dwellings, and there is a reasonable prospect that it will soon be developed (assumed to begin in year 7, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 4 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>				<b>Yes</b>				
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets. Whilst its development has the potential to have adverse impacts on natural assets (trees protected by the Kirton, Sutterton and Algarkirk Tree Preservation Order No. 1), it is likely that any such impacts could be prevented by careful layout. Although the site is visually prominent and its development would somewhat increase the perceived extent of the built-up area, it has a semi-rural, rather than open countryside character, &amp; the impacts of its development would be broadly acceptable.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses. However, the site has considerable amenity value, it is not previously developed land, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

<b>Reference</b>	<b>Kir010</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north-east of Woodside Road, Kirton			
<b>Site area (Hectares)</b>	0.39 <b>Site capacity at 30 dph:</b>	12 <b>Site capacity at 25 dph:</b>	10 <b>Site capacity at 20 dph:</b>	8 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	Yes		
<b>Explanation</b>	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.			
<b>Achievability</b>	<b>Is the site achievable?</b>	Yes		
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		8	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	No		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, &amp; will not have adverse impacts upon the character and appearance of the area - long views of the site are available from the north-west, but it is screened from view from most other directions by existing buildings, and its development would have few visual impacts.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p>SITE CHARACTERISTICS - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, &amp; is not agricultural land. However, it is not previously developed land.</p> <p>TRANSPORT - although services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport, the site's development would create traffic problems - the existing access is inadequate to serve development of this scale.</p> <p>Unsuitable, due to traffic problems.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir012</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the south of Skeldyke Road, Kirton								
<b>Site area (Hectares)</b>	5.52	<b>Site capacity at 30 dph:</b>	166	<b>Site capacity at 25 dph:</b>	138	<b>Site capacity at 20 dph:</b>	110	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b> <input type="text" value="Yes"/>								
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b> <input type="text" value="Yes"/>								
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 60 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="text" value="No"/>								
<b>Explanation</b>	<p>In scale with the 514 dwellings sought in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - No adverse impacts on heritage assets. Potential adverse impacts on natural assets (trees protected by the Kirton &amp; Frampton TPO No. 1), though impacts could be prevented by careful layout or by the provision of access from the south (subject to Highway Authority approval). However, it will have adverse impacts upon the character and appearance of the area - the site has a countryside character and a poor relationship to the village's built form, and would greatly increase the perceived extent of the village's built-up area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is located adjacent to Kirton's built-up area. Although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to most services &amp; facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of its location.</p> <p><b>SITE CHARACTERISTICS</b> - the site has little intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed. Furthermore, the site is adjacent to the allocated Kirton Distribution Park and existing industrial uses which may impact on the amenities that would be enjoyed by new dwellings on the site.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16).</p> <p>Unsuitable, due to adverse environmental impacts &amp; potential 'bad neighbour' impacts.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m						

<b>Reference</b>	<b>Kir013</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Horseshoe Lane, Kirton			
<b>Site area (Hectares)</b>	4.27 <b>Site capacity at 30 dph:</b>	128 <b>Site capacity at 25 dph:</b>	107 <b>Site capacity at 20 dph:</b>	85 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 35 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>In scale with the 514 dwellings sought to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; will not have adverse impacts upon the character and appearance of the area - the site is enclosed by village uses on all sides, &amp; its development would have little visual impact.</p> <p>INFRASTRUCTURE - will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p>LOCATION - it is located adjacent to Kirton's built-up area. Although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to the majority of the village's services and facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of its location.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed. Furthermore, the site abuts the A16, which may impact on the amenities enjoyed by any future occupiers - impacts can be reduced by site layout, house design, bunding/screening &amp; acoustic vents to bedrooms facing the road</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16). The Highway Authority comments that the access between 32 &amp; 34 Horseshoe Lane is wide enough to accommodate an adoptable estate road &amp; footways. However, this opening is on the inside of a bend &amp; it would appear that the formation of the necessary visibility splays may require some land from the frontages of neighbouring properties.</p> <p>Unsuitable, due to transport issues (unless it can be demonstrated that the necessary land to provide visibility splays is under the land owner's control).</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir014</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of London Road, Kirton			
<b>Site area (Hectares)</b>	2.03 <b>Site capacity at 30 dph:</b>	61 <b>Site capacity at 25 dph:</b>	51 <b>Site capacity at 20 dph:</b>	41 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	B/07/0414 - full planning permission for the construction of 19 dwellings is implemented by undertaking commencement works.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). Full planning permission is outstanding and development is soon likely to begin (assumed to begin in year 7, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 12 <b>Delivered in yrs 11-15:</b> 7 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts upon the character and appearance of the area - residential development would have no harmful effects upon the area's visual amenities. Although its development has the potential to have adverse impacts on natural and heritage assets (trees protected by the Kirton No. 8, Kirton No. 12 and Kirton, Sutterton and Algarkirk No. 1 Tree Preservation Orders and neighbouring listed buildings), any such impacts can be prevented by careful layout.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located within Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses. However, the site has considerable amenity value, it is not previously developed land, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m 1.0m to 2.0m >2.0m	



<b>Reference</b>	<b>Kir015</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of London Road, Kirton			
<b>Site area (Hectares)</b>	4.93 <b>Site capacity at 30 dph:</b>	148 <b>Site capacity at 25 dph:</b>	123 <b>Site capacity at 20 dph:</b>	99 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but both are seeking redevelopment.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high (including flood mitigation and site clearance costs). 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 49 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, &amp; will not have adverse impacts upon the character and appearance of the area - its redevelopment has the potential to produce environmental benefits.</p> <p><b>INFRASTRUCTURE</b> - although it will not place undue burdens on existing infrastructure, the site is in use &amp; is allocated as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that (given the amount of employment land in more accessible and attractive (to the market) locations elsewhere in Kirton and the wider area) this site should not be allocated for employment use.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located within Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, it is previously developed land, and is not in agricultural use.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with infrastructure, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir016</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	31-33 London Road, Kirton			
<b>Site area (Hectares)</b>	1.25 <b>Site capacity at 30 dph:</b>	38 <b>Site capacity at 25 dph:</b>	31 <b>Site capacity at 20 dph:</b>	25 <b>Site capacity from planning permissions:</b> 40
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Good achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewerage networks and the Water Recycling Centre. Development is assumed to begin in year 9, and to be completed before year 15.			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 16 <b>Delivered in yrs 11-15:</b> 9 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, &amp; will not have adverse impacts upon the character and appearance of the area - its redevelopment has the potential to produce environmental benefits.</p> <p><b>INFRASTRUCTURE</b> - although it will not place undue burdens on existing infrastructure, the site is allocated as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that (given the amount of employment land in more accessible and attractive (to the market) locations elsewhere in Kirton and the wider area) this site should not be allocated for employment use.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located within Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, it is previously developed land, and is not in agricultural use.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with infrastructure, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone 3b	No hazard Low hazard Danger for some <input checked="" type="checkbox"/> Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m <input checked="" type="checkbox"/> 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir018</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Wash Road, Kirton			
<b>Site area (Hectares)</b>	1.23 <b>Site capacity at 30 dph:</b>	37 <b>Site capacity at 25 dph:</b>	31 <b>Site capacity at 20 dph:</b>	25 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <b>Yes</b>			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <b>Yes</b>			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 1 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <b>No</b>			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on heritage assets &amp;, although its development may have adverse impacts on natural assets (trees protected by the Kirton TPO 1), it is possible that any such impacts could be prevented by careful layout. However, the site's development would have adverse impacts upon the character and appearance of the area - the site is poorly related to the village's existing built form &amp; would produce an incongruous group of dwellings in an area where employment uses dominate the visual character.</p> <p><b>INFRASTRUCTURE</b> - although it will not place undue burdens on existing infrastructure, the site is allocated as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that (given proximity to sensitive uses, access issues, lack of market interest to date, &amp; the amount of employment land in more accessible and attractive (to the market) locations elsewhere in Kirton and the wider area) this site should not be allocated for employment use.</p> <p><b>LOCATION</b> - located within Kirton's built-up area. Although relatively close to Kirton's centre, it is separated from it by the A16, and is not as accessible to the majority of the village's services as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of its location.</p> <p><b>SITE CHARACTERISTICS</b> - although the site is not in agricultural use and has only limited intrinsic amenity value, it is not previously developed and is adjacent to allocated and existing industrial uses, which may impact on the amenities that would be enjoyed by new dwellings.</p> <p><b>TRANSPORT</b> - services are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16)</p> <p>Unsuitable, due to adverse environmental impacts, and potential 'bad neighbour' issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir022</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of London Road, Kirton			
<b>Site area (Hectares)</b>	3.83 <b>Site capacity at 30 dph:</b>	115 <b>Site capacity at 25 dph:</b>	96 <b>Site capacity at 20 dph:</b>	77 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high (including flood mitigation and site clearance costs). 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		27	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, &amp; will not have adverse impacts upon the character and appearance of the area - its redevelopment has the potential to produce environmental benefits.</p> <p><b>INFRASTRUCTURE</b> - although it will not place undue burdens on existing infrastructure, the site was last in use &amp; is allocated as employment land. However, the Employment Land Technical Paper (Aug 2015) concludes that (given the amount of employment land in more accessible and attractive (to the market) locations elsewhere in Kirton and the wider area) this site should not be allocated for employment use.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located within Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, it is previously developed land, and is not in agricultural use.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with infrastructure, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Kir023</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Willington Road, Kirton			
<b>Site area (Hectares)</b>	0.3 <b>Site capacity at 30 dph:</b>	9 <b>Site capacity at 25 dph:</b>	8 <b>Site capacity at 20 dph:</b>	6 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>No</b>		
<b>Explanation</b>	A substantial part of the site accommodates Anglian Water Services Ltd. plant, and Anglian Water Services Ltd. has not indicated that it intends to dispose of its land.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Good achievability. Values are moderate, but opening-up infrastructure costs may be high (costs of relocating Anglian Water Services Ltd. plant). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		6	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>Yes</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, &amp; its development would not have adverse impacts upon the character and appearance of the area - the site has an acceptable relationship to the existing settlement, it does not have an open countryside character, and visual impacts would be acceptable.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, is previously developed land, and is not agricultural land.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle &amp; by public transport, &amp; the site's development would not create or exacerbate traffic problems.</p> <p>The site is considered to be suitable.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Kir025</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Drainside South, Kirton			
<b>Site area (Hectares)</b>	0.1 <b>Site capacity at 30 dph:</b>	3 <b>Site capacity at 25 dph:</b>	2 <b>Site capacity at 20 dph:</b>	2 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 2 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - 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 unrelated to the existing village, &amp; its development would intensify the visual impacts of an existing group of scattered dwellings within the countryside.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to the majority of the village's services and facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of access to facilities. However, the site is not located within or adjacent to Kirton's existing built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value &amp; is not agricultural land. However, it is not previously developed land.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16). The site's development would not create or exacerbate traffic problems.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir026</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Wash Road, Kirton			
<b>Site area (Hectares)</b>	0.45 <b>Site capacity at 30 dph:</b>	14 <b>Site capacity at 25 dph:</b>	11 <b>Site capacity at 20 dph:</b>	9 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be very low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 9 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input type="checkbox"/> No			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - 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 unrelated to any existing village built-up. It is a visually exposed site, and its development would create an isolated and incongruous group of dwellings in the countryside.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - the site is not located within or adjacent to Kirton's existing built-up area, &amp; is relatively inaccessible to Kirton's existing services &amp; facilities.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, &amp; the site has little intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle (although its location on the eastern side of the A16 inevitably means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16). The site's development would not create or exacerbate traffic problems. However, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Kir027</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the south of Skeldyke Road, Kirton			
<b>Site area (Hectares)</b>	0.3 <b>Site capacity at 30 dph:</b>	9 <b>Site capacity at 25 dph:</b>	8 <b>Site capacity at 20 dph:</b>	6 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		6	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - 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 unrelated to any existing village built-up area. It is a visually exposed site, and its development would intensify the visual impacts of an existing isolated group of dwellings in the countryside.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - the site is not located within or adjacent to Kirton's existing built-up area, &amp; is not accessible to Kirton's existing services &amp; facilities.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, &amp; is not agricultural land. However, it is not previously developed.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle (although its location on the eastern side of the A16 inevitably means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16). The site's development would not create or exacerbate traffic problems. However, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	



<b>Reference</b>	<b>Kir029</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of Horseshoe Lane, Kirton			
<b>Site area (Hectares)</b>	2.37 <b>Site capacity at 30 dph:</b>	71 <b>Site capacity at 25 dph:</b>	59 <b>Site capacity at 20 dph:</b>	47 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 24 <b>Delivered in yrs 11-15:</b> 23 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets. Although it is a relatively prominent site, the impacts of its development upon the character and appearance of the area would be acceptable - the site does not have an open countryside character, as it is almost entirely enclosed by the village's existing built-up area.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is located adjacent to Kirton's built-up area. Although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to the majority of the village's services and facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of its location.</p> <p><b>SITE CHARACTERISTICS</b> - the site has no intrinsic amenity value. However, it is grade 1 agricultural land, and is not previously developed. Furthermore, the site is close to the A16, which may impact on the amenities enjoyed by any future occupiers of the site.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16).</p> <p>Despite the issues with location, site characteristics and transport, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a <input checked="" type="checkbox"/> Zone 3b	No hazard Low hazard Danger for some Danger for most <input checked="" type="checkbox"/> Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m <input checked="" type="checkbox"/> 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir030</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land off Meeres Lane and London Road, Kirton								
<b>Site area (Hectares)</b>	6.88	<b>Site capacity at 30 dph:</b>	206	<b>Site capacity at 25 dph:</b>	172	<b>Site capacity at 20 dph:</b>	138	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems. Two owners, but they are working together.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		88						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - 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's development would extend the village's built-up area 250 further south-west into a visually prominent area of open countryside. Its western boundary is not defined by a strong 'natural' feature, and it is likely that its allocation would increase pressure for further development both to its west and south, which would further harm the area's character.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is relatively accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has little intrinsic amenity value &amp; there are no nearby 'bad neighbour' uses. However, the site is not previously developed, and is grade 1 agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental impacts.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Kir032</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b>	<input type="checkbox"/>				
<b>Address</b>	(HRI) Kirton Business Park, Willington Road, Kirton								
<b>Site area (Hectares)</b>	4.15	<b>Site capacity at 30 dph:</b>	125	<b>Site capacity at 25 dph:</b>	104	<b>Site capacity at 20 dph:</b>	83	<b>Site capacity from planning permissions:</b>	<input type="checkbox"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation and site clearance costs). 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).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		33						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, it would have adverse impacts upon the character and appearance of the area - the site's development would create a large, incongruous group of dwellings in the open countryside, with no relationship to the existing pattern of settlement.</p> <p><b>INFRASTRUCTURE</b> - although it will not place undue burdens on existing infrastructure, the site is in use as employment land. The site is of a strategic scale &amp; its loss to another use would potentially have adverse economic impacts.</p> <p><b>LOCATION</b> - it is less accessible to Kirton's existing services &amp; facilities, &amp; is not located within or adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has no intrinsic amenity value, it is not agricultural land, &amp; is previously developed.</p> <p><b>TRANSPORT</b> - although it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, the site is unlikely to be accessible by public transport.</p> <p>Unsuitable, due to environmental impacts, poor location, &amp; transport and infrastructure issues.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Kir033</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of London Road, Kirton			
<b>Site area (Hectares)</b>	4.21 <b>Site capacity at 30 dph:</b>	126 <b>Site capacity at 25 dph:</b>	105 <b>Site capacity at 20 dph:</b>	84 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		50	
	<b>Delivered in yrs 11-15:</b>		34	
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<input checked="" type="checkbox"/> Yes		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, &amp; its impacts upon the character and appearance of the area will be acceptable - from the east, it has a relatively small undeveloped frontage &amp; development would have little impact. From the west, the site has a countryside appearance, which would inevitably be greatly changed by development, but the site is contained by the village's built-up area on three sides and is contained by strong physical features (Woodside Road and Kirton Drain) on the remaining side.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has little intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed land. Although it adjoins allocated employment land to the north (which may impact on the amenities enjoyed by any future occupiers of the site), it is a large site and it is likely that potential disturbance could be successfully mitigated.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir034</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Woodside Road, Kirton			
<b>Site area (Hectares)</b>	2.05 <b>Site capacity at 30 dph:</b>	61 <b>Site capacity at 25 dph:</b>	51 <b>Site capacity at 20 dph:</b>	41 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high (including likely flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed. Planning permission B/15/0391 would need to be implemented before this site could be developed, so assumed to begin in year 12 and be completed before year 20).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> <b>Delivered in yrs 11-15:</b> 32 <b>Delivered in yrs 16-20:</b> 9 <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. If it is developed together with site Kir015, it will not have adverse impacts upon the character and appearance of the area.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value, and there are no nearby 'bad neighbour' uses - land to the south (which was formally in employment use) has now been cleared and permission is outstanding for its residential redevelopment. However, it is grade 1 agricultural land &amp; is not previously developed land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, and the site's development would not create or exacerbate traffic problems - the site can be accessed via site Kir015.</p> <p>Despite the issues with site characteristics, the site is considered suitable.</p>			
<b>Classification</b>	<b>Developable (16-20)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Kir035</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the east of Willington Road, Kirton			
<b>Site area (Hectares)</b>	0.39 <b>Site capacity at 30 dph:</b>	12 <b>Site capacity at 25 dph:</b>	10 <b>Site capacity at 20 dph:</b>	8 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including site clearance and flood mitigation costs). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		8	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - the site's redevelopment would not have adverse impacts on natural or heritage assets, &amp; would not have adverse impacts upon the character and appearance of the area - it is largely hidden from public view.</p> <p><b>INFRASTRUCTURE</b> - although it will not place undue burdens on existing infrastructure, the site's development would lead to the loss of open space/green infrastructure - a floodlit, hard-surfaced football pitch.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located within Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - there are no nearby 'bad neighbour' uses, the site has little intrinsic amenity value, is not agricultural land, &amp; is not previously developed land.</p> <p><b>TRANSPORT</b> - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; the site's development would create or exacerbate traffic problems.</p> <p>Unsuitable, due to infrastructure issues.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Kir036</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the north of Craven Avenue, Kirton			
<b>Site area (Hectares)</b>	3.84 <b>Site capacity at 30 dph:</b>	115 <b>Site capacity at 25 dph:</b>	96 <b>Site capacity at 20 dph:</b>	77 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	The land is in three separate ownerships, but all have indicated that their land is available for development. Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation costs). 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).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 50 <b>Delivered in yrs 11-15:</b> 27 <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>In scale with the 514 dwellings sought to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - it is unlikely to have adverse impacts on natural or heritage assets, &amp; will not have adverse impacts upon the character and appearance of the area - the site is enclosed by village uses on almost all sides, &amp; its development would have little visual impact.</p> <p>INFRASTRUCTURE - will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p>LOCATION - it is located adjacent to Kirton's built-up area. Although the site is relatively close to Kirton's centre, it is separated from it by the A16 which means that it is not as accessible to the majority of the village's services and facilities as sites on the western side of the A16. Nonetheless, the site is acceptable in terms of its location.</p> <p>SITE CHARACTERISTICS - the site has little intrinsic amenity value. However, it is grade 1 agricultural land, &amp; is not previously developed. Furthermore, the site abuts the A16, which may impact on the amenities enjoyed by any future occupiers of the site - impacts can be reduced by site layout, house design, bunding/screening and acoustic vents to bedrooms facing the road</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport (although its location on the eastern side of the A16 inevitably means that the majority of the village's services and facilities are not as accessible as from sites on the western side of the A16). The Highway Authority comments that the carriageway of Horseshoe Lane is suitable to serve residential development on this site. There is a frontage footway &amp; the road has street lighting. The site has sufficient frontage for the required junction visibility splays to be formed. Direct access onto the A16 would not be acceptable.</p> <p>Despite the issues with location, site characteristics and transport, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (11-15)</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir037</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the west of London Road, Kirton								
<b>Site area (Hectares)</b>	16.74	<b>Site capacity at 30 dph:</b>	502	<b>Site capacity at 25 dph:</b>	418	<b>Site capacity at 20 dph:</b>	335	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	The site is in 6 separate ownerships, but all have indicated that their land is available for development. Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also 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 10, and be completed before year 20).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		250						
	<b>Delivered in yrs 16-20:</b>		35						
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<input checked="" type="checkbox"/> Yes						
<b>Explanation</b>	<p>In scale with the 514 dwellings sought to be developed in Kirton, but would potentially deliver nearly 70% of requirements in one site. Unforeseen problems would impact on meeting needs.</p> <p>ENVIRONMENTAL IMPACTS - unlikely to impact on natural assets, &amp; impacts on the character &amp; appearance of the area will be acceptable - from the east, its undeveloped frontages are limited &amp; development would have little impact. From the west, the site has a countryside appearance, which would inevitably be greatly changed by development, but the site is contained by the village's built-up area on two sides and is contained by strong physical features (Woodside Road/Kirton Drain and Church Lane) on the remaining sides. The site abuts the High St frontage, which is the key thoroughfare in the CA. Any development proposal should be informed by a Heritage Impact Assessment, to address impacts on the historic townscape &amp; in particular how it would preserve &amp; enhance the CA.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p>LOCATION - accessible to Kirton's existing services, &amp; located adjacent to Kirton's built-up area.</p> <p>SITE CHARACTERISTICS - has little intrinsic amenity value, &amp; there are no nearby 'bad' neighbour uses. The majority of the site is greenfield, grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that application has already been made for planning consent for residential development on the former Mani-Firs/Exotic Farm Produce site, which provides a vehicular access into part of this site. Further points of access may be achievable where this site has a frontage onto London Rd. Vehicular access from Church Lane or Woodside Rd would not be acceptable, but pedestrian/cycle access would be desirable.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>								
<b>Classification</b>	<b>Developable (16-20)</b>								
<b>Flood risk</b>	Zone 1		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone 3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				



<b>Reference</b>	<b>Kir038</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>
<b>Address</b>	Land to the west of London Road, Kirton			
<b>Site area (Hectares)</b>	0.57 <b>Site capacity at 30 dph:</b>	17 <b>Site capacity at 25 dph:</b>	14 <b>Site capacity at 20 dph:</b>	11 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (including flood mitigation and costs for the clearance of the dwelling). If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b> <b>Delivered in yrs 6-10:</b> 11 <b>Delivered in yrs 11-15:</b> <b>Delivered in yrs 16-20:</b> <b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b> <input checked="" type="checkbox"/> Yes			
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - it will not have adverse impacts on natural or heritage assets, &amp; its impacts upon the character and appearance of the area will be acceptable - although it is visible from the south and west, the site is seen in the context of surrounding development &amp; does not have a countryside character.</p> <p><b>INFRASTRUCTURE</b> - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has little intrinsic amenity value, and there are no nearby 'bad' neighbour uses. Although it is not agricultural land, the majority of the site is not previously-developed.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Despite the issues with environmental impacts and site characteristics, the site is considered to be suitable.</p>			
<b>Classification</b>	<b>Developable (06-10)</b>			
<b>Flood risk</b>	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	

<b>Reference</b>	<b>Kir039</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input type="checkbox"/>					
<b>Address</b>	Land to the north of Meeres Lane & west of Manor Road, Kirton								
<b>Site area (Hectares)</b>	5.4	<b>Site capacity at 30 dph:</b>	162	<b>Site capacity at 25 dph:</b>	135	<b>Site capacity at 20 dph:</b>	108	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<b>Yes</b>						
<b>Explanation</b>	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<b>Yes</b>						
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high (including flood mitigation and site clearance costs). 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).								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		50						
	<b>Delivered in yrs 11-15:</b>		58						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<b>No</b>						
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its residential redevelopment would harm the character and appearance of the area - it is peripheral to the village, would extend the built-up area rather than consolidate it, and is not contained by strong physical features to the north and west.</p> <p><b>INFRASTRUCTURE</b> - although its development will not place undue burdens on existing infrastructure, it was last in use for employment purposes &amp; the majority was allocated as such - its development would therefore lead to the loss of employment land. The Employment Land Technical Paper concluded that the site (ref. KIE002) should be safeguarded as a Specific Occupier Site in the draft Local Plan for B-Uses.</p> <p><b>LOCATION</b> - it is accessible to Kirton's existing services &amp; facilities, &amp; is located within or adjacent to Kirton's built-up area.</p> <p><b>SITE CHARACTERISTICS</b> - the site has little intrinsic amenity value, and there are no nearby 'bad' neighbour uses. It is previously-developed land, &amp; is not agricultural land.</p> <p><b>TRANSPORT</b> - it will not create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental and infrastructure impacts.</p>								
<b>Classification</b>	<b>Undevelopable</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			

<b>Reference</b>	<b>Kir040</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>
<b>Address</b>	Ripe Now Ltd., Skeldyke Road, Kirton			
<b>Site area (Hectares)</b>	1.2 <b>Site capacity at 30 dph:</b>	36 <b>Site capacity at 25 dph:</b>	30 <b>Site capacity at 20 dph:</b>	24 <b>Site capacity from planning permissions:</b>
<b>Availability</b>	<b>Is the site available?</b>	<b>Yes</b>		
<b>Explanation</b>	Although there is no planning permission or allocation and the premises appear in use, there are no known legal or ownership problems.			
<b>Achievability</b>	<b>Is the site achievable?</b>	<b>Yes</b>		
<b>Explanation</b>	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively high (including flood mitigation and site clearance costs). Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 10).			
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>			
	<b>Delivered in yrs 6-10:</b>		24	
	<b>Delivered in yrs 11-15:</b>			
	<b>Delivered in yrs 16-20:</b>			
	<b>Delivered in yrs 21-25:</b>			
<b>Suitability</b>	<b>Is the site suitable?</b>	<b>No</b>		
<b>Explanation</b>	<p>The site is in scale with the 514 dwellings which the emerging Local Plan seeks to be developed in Kirton.</p> <p><b>ENVIRONMENTAL IMPACTS</b> - although it will not have adverse impacts on natural or heritage assets, its residential redevelopment would harm the character and appearance of the area - the site is unrelated to the existing village, and its development would create an incongruous and isolated group of dwellings in the countryside.</p> <p><b>INFRASTRUCTURE</b> - although its development will not place undue burdens on existing infrastructure, it is currently in use for employment purposes (though not allocated as such). However, the Employment Land Technical Paper (January 2016) does not include this site, and consequently it is considered that its loss to an alternative use would not have adverse economic impacts.</p> <p><b>LOCATION</b> - the site is not located within or adjacent to Kirton's existing built-up area, &amp; is less accessible to Kirton's services than most alternative sites.</p> <p><b>SITE CHARACTERISTICS</b> - the site has little intrinsic amenity value, and there are no nearby 'bad' neighbour uses. It is previously-developed land, &amp; is not agricultural land.</p> <p><b>TRANSPORT</b> - it is unlikely to create or exacerbate traffic problems, &amp; services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport.</p> <p>Unsuitable, due to adverse environmental impacts and poor location.</p>			
<b>Classification</b>	<b>Undevelopable</b>			
<b>Flood risk</b>	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

<b>Reference</b>	<b>Kir041</b>	<b>Settlement:</b>	Kirton	<b>Phase two SHLAA sites</b> <input checked="" type="checkbox"/>					
<b>Address</b>	Land to the west of London Road, Kirton								
<b>Site area (Hectares)</b>	5.1	<b>Site capacity at 30 dph:</b>	153	<b>Site capacity at 25 dph:</b>	127	<b>Site capacity at 20 dph:</b>	102	<b>Site capacity from planning permissions:</b>	<input type="text"/>
<b>Availability</b>	<b>Is the site available?</b>		<input type="text" value="Yes"/>						
<b>Explanation</b>	Although the site is in three separate ownerships and there is no planning permission or allocation, there are no known legal or ownership problems.								
<b>Achievability</b>	<b>Is the site achievable?</b>		<input type="text" value="Yes"/>						
<b>Explanation</b>	Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate (although flood mitigation costs are likely). If it is allocated, there is a reasonable prospect that it would be developed, although commencement may be delayed by the need for improvements to the water supply and sewerage networks and the Water Recycling Centre. Development is assumed to begin in year 10, and to be completed before year 15.								
<b>Assumed delivery rate</b>	<b>Delivered in yrs 1-5:</b>								
	<b>Delivered in yrs 6-10:</b>		25						
	<b>Delivered in yrs 11-15:</b>		77						
	<b>Delivered in yrs 16-20:</b>								
	<b>Delivered in yrs 21-25:</b>								
<b>Suitability</b>	<b>Is the site suitable?</b>		<input type="text" value="Yes"/>						
<b>Explanation</b>	<p>In scale with the 514 dwellings sought to be developed in Kirton.</p> <p>ENVIRONMENTAL IMPACTS - unlikely to impact on natural assets, &amp; impacts on the character &amp; appearance of the area will be acceptable - it is contained by the village's built-up area on three sides and by strong physical features (Woodside Road/Kirton Drain) on the remaining side. The site abuts the High St frontage, which is the key thoroughfare in the CA. Any development proposal should be informed by a Heritage Impact Assessment, to address impacts on the historic townscape &amp; in particular how it would preserve &amp; enhance the CA.</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, infrastructure.</p> <p>LOCATION - accessible to Kirton's existing services, &amp; located adjacent to Kirton's built-up area.</p> <p>SITE CHARACTERISTICS - has little intrinsic amenity value, &amp; there are no nearby 'bad' neighbour uses. The majority of the site is greenfield, grade 1 agricultural land.</p> <p>TRANSPORT - services &amp; facilities are potentially accessible on foot &amp; by bicycle, &amp; by public transport. The Highway Authority comments that access will be achievable onto London Rd. Vehicular access from Woodside Rd would not be acceptable, but pedestrian/cycle access would be desirable.</p> <p>Despite the issues with environmental impacts, the site is considered to be suitable.</p>								
<b>Classification</b>	<b>Developable (11-15)</b>								
<b>Flood risk</b>	Zone 1		No hazard			No Depth			
	Zone 2		Low hazard			0m to 0.25m			
	Zone 3a		Danger for some			0.25m to 0.50m			
	Zone 3b		Danger for most			0.50m to 1.0m			
			Danger for all			1.0m to 2.0m			
						>2.0m			