



Reference Fra018 **Settlement:** Kirton End **Phase two SHLAA sites**

Address Land to the north of Ralphs Lane, Kirton End

Site area (Hectares) 0.57 **Site capacity at 30 dph:** 17 **Site capacity at 25 dph:** 14 **Site capacity at 20 dph:** 11 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation 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 10).

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

Suitability **Is the site suitable?** No

Explanation The site would create an extension to Kirton End, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it relates poorly to the existing village, and would create a ribbon of development that would harm the settlement's open, rural surroundings.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - although it is accessible to Kirton End's existing services & facilities, it is not located within or adjacent to Kirton End's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport.

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

Classification **Undevelopable**

Flood risk	Zone 1	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	

Reference Kir017 **Settlement:** Kirton End **Phase two SHLAA sites**

Address Land to the north of Donington Road, Kirton End

Site area (Hectares) 5.53 **Site capacity at 30 dph:** 166 **Site capacity at 25 dph:** 138 **Site capacity at 20 dph:** 111 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

Explanation Although there is no planning permission or allocation, there are no known legal or ownership problems.

Achievability **Is the site achievable?** Yes

Explanation Moderate achievability. Values are moderate, and opening-up infrastructure costs are also likely to be moderate. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 50
Delivered in yrs 11-15: 61
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Kirton End, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it would be out-of-scale with the existing village, would dominate the existing settlement, and greatly increase the perceived extent of the built-up area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Kirton End's existing services & facilities, & is located adjacent to Kirton End's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport.

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

Classification **Undevelopable**

Flood risk
Zone 1
Zone 2
Zone 3a
Zone3b

No hazard
Low hazard
Danger for some
Danger for most
Danger for all

No Depth
0m to 0.25m
0.25m to 0.50m
0.50m to 1.0m
1.0m to 2.0m
>2.0m

Reference	Kir020	Settlement:	Kirton End	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the east of Drainside, Kirton End			
Site area (Hectares)	7.03 Site capacity at 30 dph:	211 Site capacity at 25 dph:	176 Site capacity at 20 dph:	141 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Moderate achievability. Values are moderate, and opening-up infrastructure costs are likely to be relatively low. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 9, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 50 Delivered in yrs 11-15: 91 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Kirton End, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - it would dominate and relate poorly to the existing settlement, and would greatly increase the 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 End's existing services & facilities, & is located adjacent to Kirton End's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Kir021	Settlement:	Kirton End	Phase two SHLAA sites <input type="checkbox"/>
Address	Land to the west of Willington Road, Kirton End			
Site area (Hectares)	2.2 Site capacity at 30 dph:	66 Site capacity at 25 dph:	55 Site capacity at 20 dph:	44 Site capacity from planning permissions: <input type="checkbox"/>
Availability	Is the site available?	Yes		
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?	Yes		
Explanation	Good achievability. Values are 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 8, and be completed before year 15).			
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 24 Delivered in yrs 11-15: 20 Delivered in yrs 16-20: Delivered in yrs 21-25:			
Suitability	Is the site suitable?	No		
Explanation	<p>The site would create an extension to Kirton End, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - although it will not have adverse impacts on natural or heritage assets, its development would have adverse impacts upon the character and appearance of the area - development would relate poorly to the existing settlement, and would greatly increase the perceived extent of the village's built-up area.</p> <p>LOCATION - it is accessible to Kirton End's existing services & facilities, & is located adjacent to Kirton End's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, & services & facilities are potentially accessible on foot & by bicycle, & by public transport.</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, and adverse environmental impacts.</p>			
Classification	Undevelopable			
Flood risk	Zone 1 Zone 2 Zone 3a Zone3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Depth 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	