

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	
Availability	Is the site available	Yes Yes		permissions:	
Explanation	Although there is no pla	anning permission or allo	ocation, there are no kno	own legal or ownership problems.	
Achievability	Is the site achieval	Yes			
Explanation	although flood mitigati		allocated, there is a rea	cture costs are likely to be low, sonable prospect that it would be LO).	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		11		
Suitability	Is the site suitable	? No			
Explanation	no new allocations. ENVIRONMENTAL IMPA development would ha to the existing village, a rural surroundings. INFRASTRUCTURE - it w LOCATION - although it adjacent to Kirton End' SITE CHARACTERISTICS However, it is grade 1 a TRANSPORT - it will not accessible on foot & by	ACTS - although it will no ve adverse impacts upon and would create a ribbor will not lead to the loss of its accessible to Kirton Ers existing built-up area.  - the site has no intrinsical agricultural land, and is not create or exacerbate tray bicycle, & by public transites.	t have adverse impacts of the character and appears of development that volumes, nor place undue burdend's existing services & for amenity value, & there of previously developed affic problems, & services sport.	cocal Plan seeks the identification of on natural or heritage assets, its earance of the area - it relates poorly would harm the settlement's open, ens on, existing infrastructure. facilities, it is not located within or eare no nearby 'bad neighbour' uses. It. es & facilities are potentially adverse environmental impacts,	
Classification	Unde	evelopable			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3b	a	No hazard Low hazard Danger for so Danger for m Danger for a	nost	No Depth  Om to 0.25m  0.25m to 0.50m  0.50m to 1.0m  1.0m to 2.0m  >2.0m	

Reference	Kir017	Settlement:	Kirton End	Phase two SHLAA sites		
Address	Land to the north of Do	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 achieval	yes 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: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 61			
Suitability	Is the site suitable	No No				
Explanation	no new allocations. ENVIRONMENTAL IMP/ development would ha of-scale with the existir perceived extent of the INFRASTRUCTURE - it w LOCATION - it is access existing built-up area. SITE CHARACTERISTICS However, it is grade 1 a TRANSPORT - it will not accessible on foot & by Unsuitable, due to conf	ACTS - although it will no ve adverse impacts upor ng village, would domina built-up area. Vill not lead to the loss of ible to Kirton End's existing - the site has no intrinsical agricultural land, and is not create or exacerbate translict with the emerging Placet with	thave adverse impacts on the character and appear te the existing settlement, nor place undue burdering services & facilities, & amenity value, & there of previously developed. affic problems, & services apport.	or natural or heritage assets, its arance of the area - it would be out- it, and greatly increase the ons on, existing infrastructure. It is located adjacent to Kirton End's or nearby 'bad neighbour' uses.  It is are no nearby 'bad neighbour' uses.  It is are potentially or nearby impacts.		
Classification	Unde	evelopable				
<b>Flood risk</b> Zone Zone Zone	2 3a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		

Reference	Kir020	Settlement:	Kirton End	Phase two SHLAA sites	
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:	
Availability	Is the site available	Yes Yes		P	
Explanation	Although there is no pla	anning permission or allo	cation, there are no knov	vn legal or ownership problems.	
Achievability	Is the site achievab	Yes			
Explanation		ere is a reasonable prosp		ure costs are likely to be relatively eloped (assumed to begin in year 9,	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		50 91		
Suitability	Is the site suitable?	No			
	development would had dominate and relate pothe village's built-up are INFRASTRUCTURE - it was LOCATION - it is accessive existing built-up area. SITE CHARACTERISTICS However, it is grade 1 at TRANSPORT - it will not accessible on foot & by	ve adverse impacts upor orly to the existing settle ea ill not lead to the loss of ble to Kirton End's existite the site has no intrinsic gricultural land, and is no create or exacerbate trabicycle, & by public transitions of the site has no intrinsic gricultural land, and is no create or exacerbate transitions.	the character and appea ement, and would greatly , nor place undue burden ng services & facilities, & camenity value, & there a ot previously developed. affic problems, & services sport.	n natural or heritage assets, its rance of the area - it would increase the perceived extent of s on, existing infrastructure. is located adjacent to Kirton End's re no nearby 'bad neighbour' uses.  & facilities are potentially  nd adverse environmental impacts.	
Classification	Unde	velopable			
Flood risk  Zone 1 Zone 2 Zone 3 Zone 3	a	No hazard Low hazard Danger for s Danger for n Danger for a	nost	No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	

Reference	Kir021	Settlement:	Kirton End	Phase two SHLAA sites	
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:	
Availability	Is the site available	Yes		permissions.	
Explanation	Although there is no pl	anning permission or allo	ocation, there are no kno	own legal or ownership problems.	
Achievability	Is the site achieval	Yes			
Explanation		asonable prospect that it		costs are likely to be low. If it is sumed to begin in year 8, and be	
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: Delivered in yrs 11-15: Delivered in yrs 16-20 Delivered in yrs 21-25:		24 20		
Suitability	Is the site suitable	? No			
Explanation	no new allocations. ENVIRONMENTAL IMP development would ha would relate poorly to village's built-up area. LOCATION - it is access existing built-up area. SITE CHARACTERISTICS However, it is grade 1 a TRANSPORT - it will no accessible on foot & by	ACTS - although it will no ove adverse impacts upon the existing settlement, sible to Kirton End's existing - the site has no intrinsical agricultural land, and is not create or exacerbate tray bicycle, & by public trans	at have adverse impacts on the character and appearand would greatly increasing services & facilities, & camenity value, & there ot previously developed affic problems, & service asport.	ocal Plan seeks the identification of on natural or heritage assets, its arance of the area - development se the perceived extent of the is located adjacent to Kirton End's are no nearby 'bad neighbour' uses. s & facilities are potentially and adverse environmental impacts.	
Classification  Flood risk  Zone	1 2	No hazard Low hazard Danger for s	ome	No Depth Om to 0.25m	
Zone:		Danger for a	nost	0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	