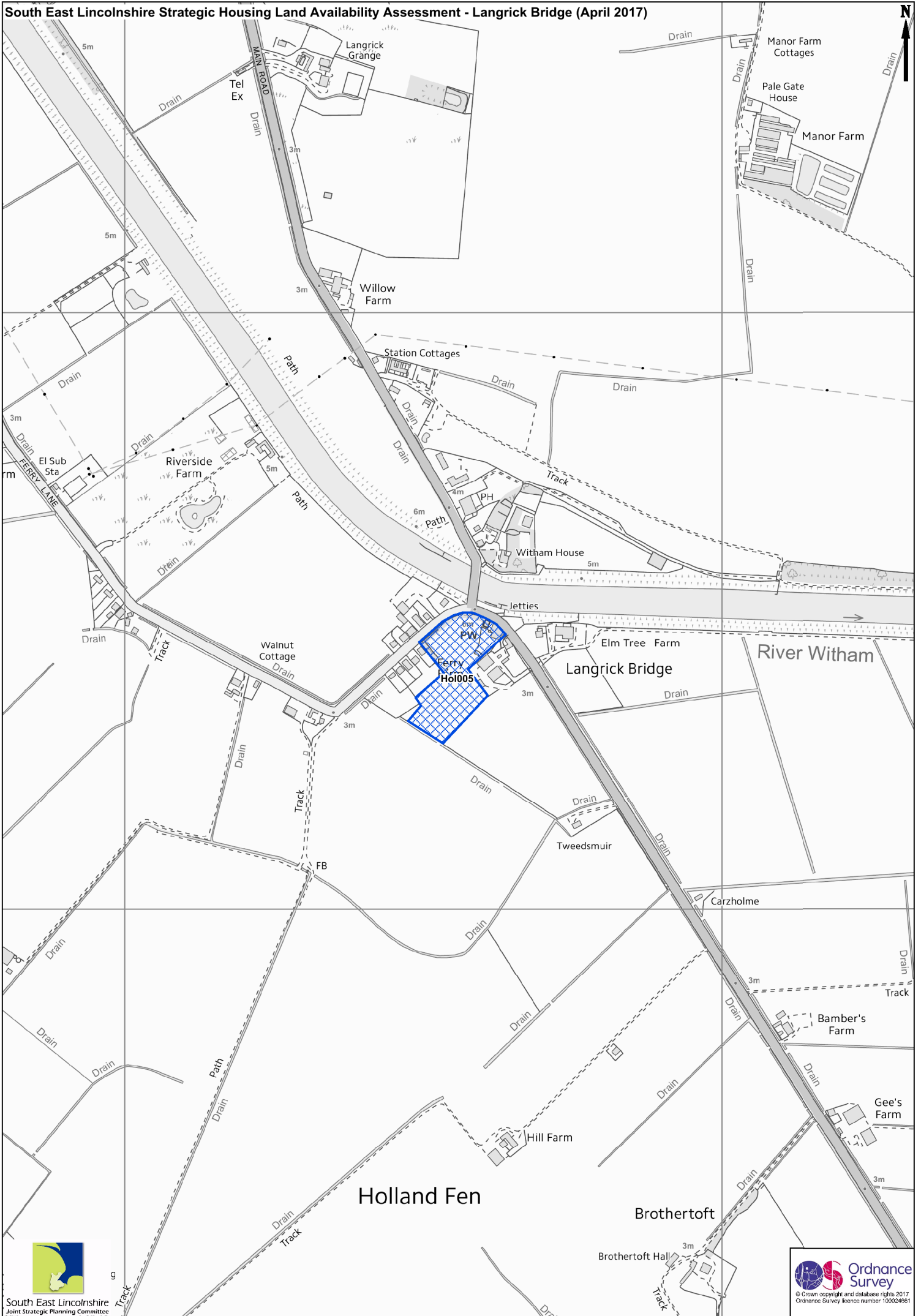


South East Lincolnshire Strategic Housing Land Availability Assessment - Langrick Bridge (April 2017)



Reference **Hol005** **Settlement:** Langrick Bridge **Phase two SHLAA sites**

Address Land to the south of Ferry Lane, Langrick Bridge

Site area (Hectares) 1.82 **Site capacity at 30 dph:** 55 **Site capacity at 25 dph:** 46 **Site capacity at 20 dph:** 36 **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, 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).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 24
Delivered in yrs 11-15: 12
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Langrick Bridge, 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 - although it is well-related to the existing built-up area, it is out-of-scale with the existing village and would visually dominate the settlement.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Langrick Bridge's existing services & facilities, & is located adjacent to Langrick Bridge'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	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