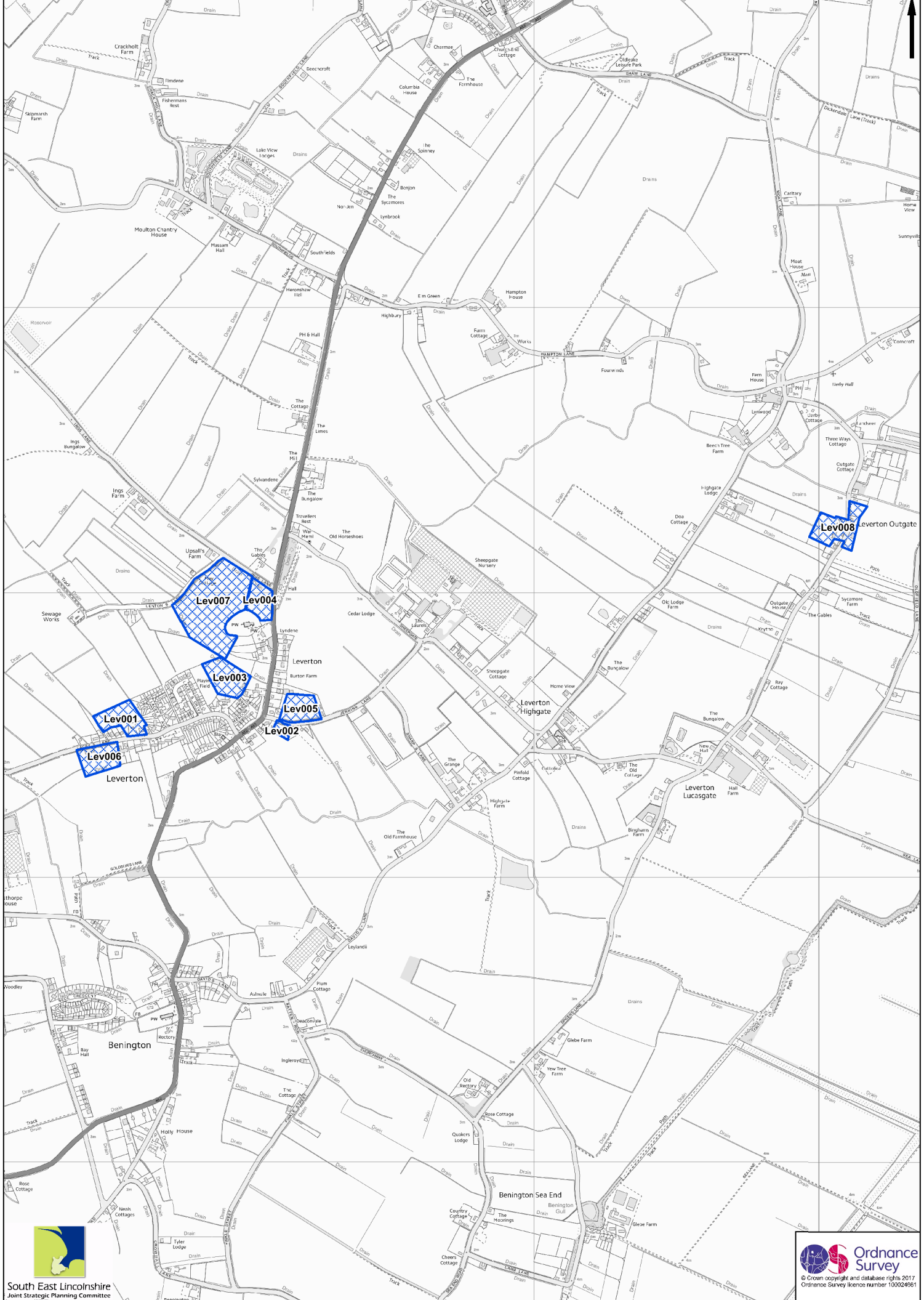


South East Lincolnshire Strategic Housing Land Availability Assessment - Leverton (April 2017)



Reference Lev001 Settlement: Leverton Phase two SHLAA sites

Address Land to the north of Lacey's Lane, Leverton

Site area (Hectares) 1.35 Site capacity at 30 dph: 40 Site capacity at 25 dph: 34 Site capacity at 20 dph: 27 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 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: 3
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Leverton, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it has an acceptable relationship with the existing built-up area, and is screened from view from most directions by existing buildings.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Leverton's existing services & facilities, & is located partly within and partly adjacent to Leverton's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it 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.

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
Zone3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m

Reference Lev002 Settlement: Leverton Phase two SHLAA sites

Address Land to the south of Jenkins Lane, Leverton

Site area (Hectares) 0.25 Site capacity at 30 dph: 8 Site capacity at 25 dph: 6 Site capacity at 20 dph: 5 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 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).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 5
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 Leverton, 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 create ribbon development which would (in relation to the number of dwellings it would deliver) significantly 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 - although it is accessible to Leverton's existing services & facilities, it is not located within or adjacent to Leverton's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it 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 Lev003 Settlement: Leverton Phase two SHLAA sites

Address Land to the north of Meadow Bank, Leverton

Site area (Hectares) 1.43 Site capacity at 30 dph: 43 Site capacity at 25 dph: 36 Site capacity at 20 dph: 29 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. Possible ransom strip?

Achievability Is the site achievable? Yes

Explanation 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).

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

Suitability Is the site suitable? No

Explanation
The site would create an extension to Leverton, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets, & its development would not have adverse impacts upon the character and appearance of the area - it has an acceptable relationship with the existing built-up area, and is screened from view from most directions by existing buildings.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Leverton's existing services & facilities, & is located adjacent to Leverton's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it 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.

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
Zone3b	Danger for most	0.50m to 1.0m
	Danger for all	1.0m to 2.0m
		>2.0m

Reference Lev004 Settlement: Leverton Phase two SHLAA sites

Address Land to the south of Ings Lane, Leverton

Site area (Hectares) 0.95 Site capacity at 30 dph: 28 Site capacity at 25 dph: 24 Site capacity at 20 dph: 19 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 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).

Assumed delivery rate
Delivered in yrs 1-5:
Delivered in yrs 6-10: 12
Delivered in yrs 11-15: 7
Delivered in yrs 16-20
Delivered in yrs 21-25:

Suitability Is the site suitable? No

Explanation
The site would create an extension to Leverton, where the emerging Local Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. However, it would have adverse impacts upon a historical asset - impact upon the setting of the neighbouring grade 1 listed church. Furthermore, its development would have adverse impacts upon the character and appearance of the area - it would extend the village's built-up area into an area which presently has a countryside character.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Leverton's existing services & facilities, & is located adjacent to Leverton's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it 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

Reference Lev005 Settlement: Leverton Phase two SHLAA sites

Address Land to the north of Jenkins Lane, Leverton

Site area (Hectares) 1.13 Site capacity at 30 dph: 34 Site capacity at 25 dph: 28 Site capacity at 20 dph: 23 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 10).

Assumed delivery rate Delivered in yrs 1-5:
Delivered in yrs 6-10: 23
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 Leverton, 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 - the development of this site would considerably increase the visual impact and perceived extent of the village's built-up area (whereas other options can consolidate the built-up area).
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - although it is accessible to Leverton's existing services & facilities, it is not located within or adjacent to Leverton's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it 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 Lev006 **Settlement:** Leverton **Phase two SHLAA sites**

Address Land to the south of Laceys Lane, Leverton

Site area (Hectares) 1.24 **Site capacity at 30 dph:** 37 **Site capacity at 25 dph:** 31 **Site capacity at 20 dph:** 25 **Site capacity from planning permissions:**

Availability **Is the site available?** Yes

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 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: 1
Delivered in yrs 16-20:
Delivered in yrs 21-25:

Suitability **Is the site suitable?** No

Explanation
The site would create an extension to Leverton, 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 - the development of this site would considerably increase the visual impact and perceived extent of the village's built-up area (whereas other options can consolidate 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 Leverton's existing services & facilities, & is located adjacent to Leverton's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it 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 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
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Reference	Lev007	Settlement:	Leverton	Phase two SHLAA sites <input type="checkbox"/>					
Address	Land to the south of Ings Lane, Leverton								
Site area (Hectares)	5.52	Site capacity at 30 dph:	166	Site capacity at 25 dph:	138	Site capacity at 20 dph:	110	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, but opening-up infrastructure costs are likely to be high, 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).								
Assumed delivery rate	Delivered in yrs 1-5:				Delivered in yrs 6-10:		50		
	Delivered in yrs 11-15:				Delivered in yrs 16-20:		60		
	Delivered in yrs 21-25:								
Suitability	Is the site suitable?		No						
Explanation	<p>The site would create an extension to Leverton, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural assets. However, it would have adverse impacts upon a historical asset - impact upon the setting of the neighbouring grade 1 listed church. Furthermore, its development would have adverse impacts upon the character and appearance of the area - it relates very poorly to the existing village, would significantly increase the visual impact and perceived extent of the village's built-up area, and is out of scale with the existing settlement.</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 Leverton's existing services & facilities, & is located adjacent to Leverton's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it 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		No hazard		No Depth				
	Zone 2		Low hazard		0m to 0.25m				
	Zone 3a		Danger for some		0.25m to 0.50m				
	Zone3b		Danger for most		0.50m to 1.0m				
			Danger for all		1.0m to 2.0m				
					>2.0m				

Reference	Lev008	Settlement:	Leverton	Phase two SHLAA sites <input type="checkbox"/>
Address	Land off Outgate, Leverton			
Site area (Hectares)	1.65	Site capacity at 30 dph:	50	Site capacity at 25 dph:
			41	Site capacity at 20 dph:
			33	Site capacity from planning permissions:
Availability	Is the site available?			
Explanation	Yes			
	Although there is no planning permission or allocation, there are no known legal or ownership problems.			
Achievability	Is the site achievable?			
Explanation	Yes			
	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).			
Assumed delivery rate	Delivered in yrs 1-5:			
	Delivered in yrs 6-10: 24			
	Delivered in yrs 11-15: 9			
	Delivered in yrs 16-20:			
	Delivered in yrs 21-25:			
Suitability	Is the site suitable?			
Explanation	No			
	<p>The site would create an extension to Leverton, where the emerging Local Plan seeks the identification of no new allocations.</p> <p>ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, its development would have adverse impacts upon the character and appearance of the area - the site is isolated from the village's main built-up, is visually exposed, and its development would create an incongruous group of dwellings in the countryside;</p> <p>INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.</p> <p>LOCATION - it is not accessible to Leverton's existing services & facilities, & is not located within or adjacent to Leverton's existing built-up area.</p> <p>SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, it is grade 1 agricultural land, and it is not previously developed.</p> <p>TRANSPORT - it will not create or exacerbate traffic problems, & whilst services & facilities are potentially accessible by bicycle, they are unlikely to be accessible by public transport or on foot..</p> <p>Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, poor location, and transport issues.</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	