

Reference	Cro001	Settlement:	Nene Terrace	Phase two SHLAA sites				
Address	Land to the west of Nene Terrace Road, Nene Terrace							
Site area (Hectares)	6.11 Site capacity at 30 dph:	Site capacity at 25 dph:	153 Site capacity at 20 dph:	122 Site capacity from planning permissions:				
Availability	Is the site available	Yes Yes		permissions.				
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	-	ere is a reasonable prospe		ture 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 72					
Suitability	Is the site suitable	No No						
Explanation	of no new allocations. ENVIRONMENTAL IMP. development would har related to and greatly of INFRASTRUCTURE - it v LOCATION - although it adjacent to its existing SITE CHARACTERISTICS uses. However, it is graTRANSPORT - it will no accessible by bicycle, or	ACTS - although it will not ve adverse impacts upon to but-of-scale with the existivill not lead to the loss of, is accessible to Nene Terr built-up area. - the site has little intrinside 2 agricultural land, & it create or exacerbate trafn foot or by public transpond.	have adverse impacts of the character and appearing village. nor place undue burder ace's services and facilities amenity value, & there is not previously developing problems, and servicent.	n natural or heritage assets, its arance of the area - it is poorly as on, existing infrastructure. Ities, it is not located within or e are no nearby 'bad neighbour' bed. Ities are potentially adverse environmental impacts,				
Classification Zone 1 Zone 2 Zone 3 Zone 3		No hazard Low hazard Danger for so Danger for mo 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				

Land to the west of Nene Terrace Road, Nene Terrace 13.28 Site capacity 339 Site capacity 332 Site capacity 266 Site capacity from planning permissions: 266 Site capacity 267 Site capacity 268 Site capacity 269 Site capacity 26	Reference	Cro021	Settlement:	Nene Terrace	Phase two SHLAA sites				
Is the site available? Yes Athough there is no planning permission or allocation, there are no known legal or ownership problems.	Address	Land to the west of Nene Terrace Road, Nene Terrace							
Achlevability Is the site available? Achlevability Is the site achievable? Explanation Moderate achievable? Explanation Moderate achievable? Explanation Moderate achievabliity. Values are moderate, and opening-up infrastructure costs are likely to be relatively high. Nonetheless, 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 15). Delivered in yrs 1-5: Delivered in yrs 1-15: Delivered in yrs 1-20: Delivered in yrs 1-20	Site area (Hectares)				from planning				
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Delivered in yrs 11-15: Delivered in yrs 11-25: Delivered in yrs 21-25: Suitability Is the site suitable? The site would create an extension to Nene Terrace, 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 is poorly related to and massively out-of-scale with the existing village. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - although it is accessible to Nene Terrace's services and facilities, it is not located within or adjacent to its existing built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value, & there are no nearby 'bad neighbour' uses. However, it is grade 2 agricultural land, & is not previously developed. TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport. Unsuitable, due to conflict with the emerging Plan's locational strategy, adverse environmental impacts, and poor location.	Explanation	high. Nonetheless, if it is allocated, there is a reasonable prospect that it would be developed (assumed to							
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Zone 1 Zone 2 Zone 3a Zone3b Zone3b No hazard Low hazard Danger for some Danger for most Danger for all No Depth Om to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m	Zone 2 Zone 3	a	Low hazard Danger for so Danger for m	ost	0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m				